



Shirley Walk

Coton Green, Tamworth, Staffordshire, B79 8LD

£220,000

Property Features

- Well Presented Semi Detached Residence
- Entrance Porch
- Through Hallway
- Lounge
- Dining Area
- Fitted Kitchen
- Three Bedrooms
- Family Shower Room
- Garage
- Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this deceivingly spacious and well presented semi detached residence situated in this pleasant position upon this popular development. The property benefits from both UPVC double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, lounge, dining area, fitted kitchen, three bedrooms, family shower room, garage, rear and fore gardens. Early internal viewing is considered essential.

This attractive three bedroom semi detached property is located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a neat lawned fore garden with borders offering evergreens and shrubbery, a slabbed path leads to the side entrance gate and porch front entrance door which in turn provides access into the property.

ENTRANCE PORCH

With ceiling to floor UPVC double glazed windows surround, secure UPVC double glazed front entrance door, wood grain effect flooring, obscure glazed windows into the hall, door into:

THROUGH HALLWAY

With staircase off to first floor landing and storage cupboard beneath, ceiling light point, radiator, wall socket, door into:

LOUNGE

13' 9" x 11' 10" (4.19m x 3.61m)

Positioned to the front of the property, the lounge has a UPVC double glazed bow window overlooking the front aspect, wall sockets, radiator, ceiling light point, electric fire display with decorative mantle surround, marble backdrop and marble hearth, ample floor space for free standing



lounge furniture, open aspect to:

DINING AREA

9' 10" x 10' 0" (3m x 3.05m)

The versatile dining room provides ample floor space for free standing dining room table or could be used as an additional seating/family area, with the room itself having a ceiling light point, radiator, wall socket, UPVC double glazed French doors opening out to the rear decking area.

FITTED KITCHEN

10' 0" x 7' 10" (3.05m x 2.39m)

Offering a matching range of white high gloss base units and drawers, recess and plumbing for washing machine, recess and point for fridge, recess and point for freezer, tower oven display with built-in double 'Whirlpool' oven and microwave over with additional storage above and beneath, roll top working surfaces, inset stainless steel one and half bowl sink and drainer unit with hot and cold mixer tap over, four ring gas hob with tiled splashback and extractor hood above, white high gloss wall units offering further storage space, ceiling light point, 'Potterton' wall mounted boiler, UPVC double glazed window overlooking the rear garden, obscure UPVC double glazed door leading out to the side passage, wall sockets, tile effect flooring.



FIRST FLOOR LANDING

Having a UPVC double glazed window to the side allowing natural light source, loft hatch access, ceiling light point, door into the airing cupboard enclosing pre-lagged hot water tank and towel shelving unit, door into:

BEDROOM ONE

13' 8" x 11' 7" (4.17m x 3.53m)

The master bedroom provides an excellent range of fitted bedroom furniture which comprises of fitted drawers, ceiling to floor wardrobes which enclose hanging rail and shelving unit, matching bedside tables and dressing area with courtesy display shelving units and overhead storage, ample floor space for free standing double bed, ceiling light point, radiator, wall socket.



BEDROOM TWO

10' 2" x 9' 7" (3.1m x 2.92m)

Again being a double bedroom and having a UPVC double glazed window to the rear aspect, ceiling light point, radiator, wall socket, TV connection point, built-in wardrobe enclosing hanging rail and shelving unit with double mirror fronted sliding doors.



BEDROOM THREE

6' 11" x 7' 10" (2.11m x 2.39m)

Currently being utilised as a crafts room, the third bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front.

FAMILY SHOWER ROOM

8' 3" x 5' 5" (2.51m x 1.65m)

This matching white suite comprises of a hand wash basin with hot and cold mixer tap over set within vanity unit which toiletry storage beneath, WC, corner shower unit with 'Mira' shower fitment, glass side screen and glass door, dual aspect obscure UPVC double glazed windows to both the rear and side, radiator, ceiling downlighters, extractor fan, quality water resistant flooring.

OUTSIDE

GARAGE

With access being gained from the rear of the property, the garage has an up and over garage door and encloses superb off road parking facilities or additional storage space.

REAR GARDEN

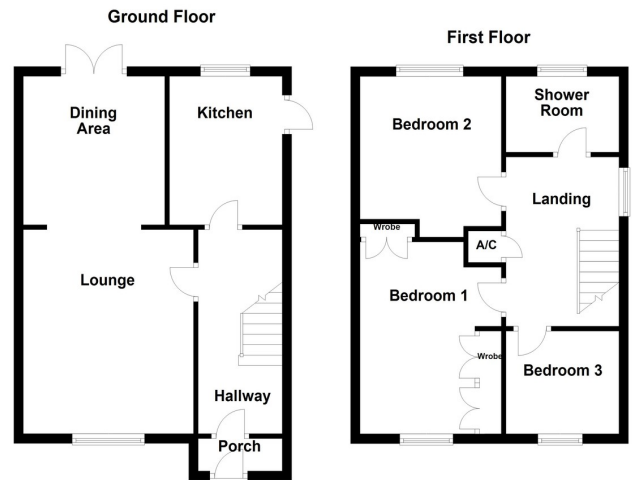
The rear garden begins with the slabbed paved patio area with a feature decking area providing superb outdoor seating and entertainment space, a number of borders enclosing a variety of mature evergreens and shrubbery, steps leading down to the lower tier with further plantation borders and a free standing timber shed, along with the rear entrance gate which opens alongside the up and over garage door.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827 311412.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements