



Copeland Close

Warton, Tamworth, Staffordshire, B79 0JE

£260,000

Property Features

- Detached Family Home
- Reception Hallway
- Guest Cloakroom
- Living Room
- Fitted Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Garage and Tarmacadam Driveway
- Gardens to Front and Rear
- Immediate Possession is Available

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this detached family home situated within this highly desirable residential development in the popular village of Warton. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, guest cloakroom, living room, fitted dining kitchen, three bedrooms, family bathroom, garage, tarmacadam driveway, gardens to both front and rear. Internal viewing is strongly recommended and immediate possession is available.

This detached family home occupies an enviable position at the head of this popular cul-de-sac, with the property itself being set behind a neat lawned fore garden with a paved pathway leading to both side garden gate and front entrance with external courtesy lighting and a composite double glazed front door.

RECEPTION HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, laminate flooring, doors to:

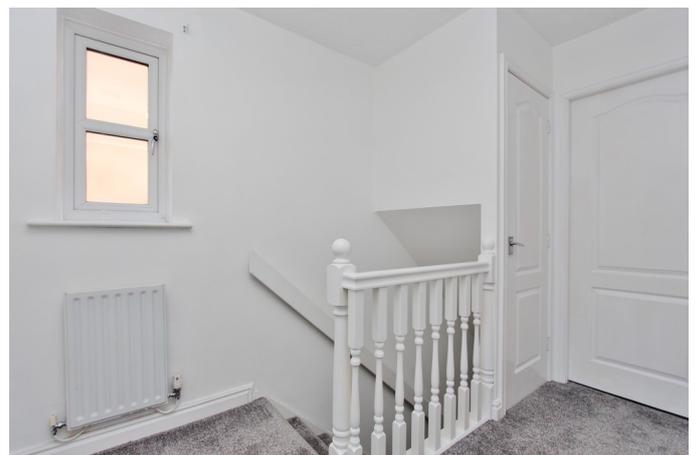
GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and corner wash hand basin with tiled splashback, ceiling light point, radiator, obscure UPVC double glazed window to the front.

LIVING ROOM

14' 6" x 12' 1" (4.44m x 3.70m)

Having a feature 'Adams' style fireplace with marble inset, matching raised hearth and 'living flame' gas fire, UPVC double glazed window to the front, two ceiling light points, coving to ceiling, built-in understairs storage cupboard, radiator, double doors leading through to:



FITTED DINING KITCHEN

15' 7" x 9' 8" (4.76m x 2.95m)

UPVC double glazed French doors lead out onto the garden patio, with the kitchen area being fitted with a range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, space and point for gas cooker with extractor hood over, recess and plumbing for automatic washing machine, further space and point for fridge/freezer, matching full height larder style unit, additional range of matching wall mounted cupboards, wall mounted central heating boiler, UPVC double glazed window overlooking the rear garden, two ceiling light points, radiator.



FIRST FLOOR LANDING

With access to loft, ceiling light point, obscure UPVC double glazed window to the side, radiator, built-in airing cupboard housing the pre-lagged hot water tank, further built-in storage cupboard, doors to:



BEDROOM ONE

11' 6" x 9' 1" (3.52m x 2.77m)

This double bedroom has a built-in double wardrobe, UPVC double glazed window to the front, ceiling light point, radiator.



BEDROOM TWO

9' 10" x 9' 1" (3.0m x 2.78m)

Enjoying an outlook over the rear garden via the UPVC double glazed window and having a built-in double wardrobe, ceiling light point, radiator.

BEDROOM THREE

8' 4" x 6' 9" (2.55m x 2.06m)

Having a UPVC double glazed window to the front, ceiling light point, radiator.

BATHROOM

5' 6" x 6' 8" (1.69m x 2.05m)

Comprising of a white suite of panelled bath with 'Triton' shower fitment over, close coupled WC and pedestal wash hand basin, complementary wall tiling, ceiling light point, extractor fan, electric shaver point, radiator, obscure UPVC double glazed window to the rear.



OUTSIDE

GARAGE

17' 5" x 8' 2" (5.32m x 2.51m)

Approached via a tarmacadam driveway and having a metal up and over entrance door, ceiling light point, power points.

REAR GARDEN

The rear garden has a paved pathway from the side entrance gate, paved patio area, neat lawn with stone chipped borders, and the garden is bound by both brick built wall and timber fencing.

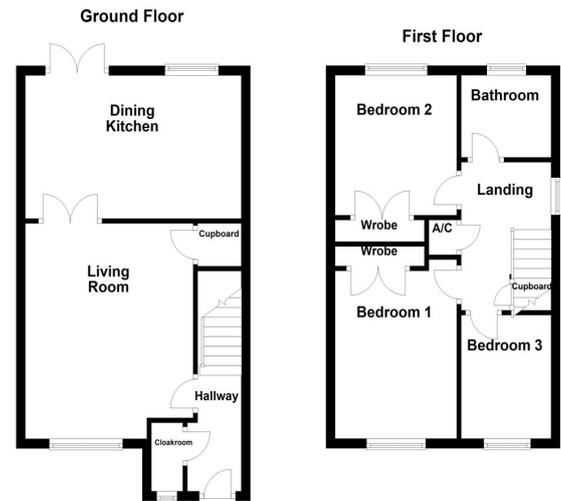


TENURE

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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