



Manston View

Tamworth, Staffordshire, B79 8TH

Offers in the Region of £260,000

Property Features

- Attractive Semi Detached Bungalow
- Reception Hallway
- Living Room
- Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Side Garage, Car Port, Block Paved Driveway
- Generous Sized Rear Garden
- Immediate Possession is Available

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive semi detached bungalow situated within this highly desirable residential location on the north side of town. The property does require refurbishment and redecoration and has benefits to include UPVC double glazing, gas fired central heating and a superb full width conservatory, with accommodation briefly comprising: reception hallway, living room, kitchen, two bedrooms, shower room, side garage and car port, block paved driveway, neat lawned fore garden, generous sized rear garden. Immediate possession is available and viewing is recommended.

This two bedroom semi detached bungalow occupies an excellent position within this highly popular location. The property itself is set behind a neat lawned fore garden with shaped borders to all sides, and a sweeping block paved driveway which provides ample off road parking facilities along with access to the side car port and garage, and additional access to the front entrance with an obscure double glazed front door.

RECEPTION HALLWAY

The hallway has access to loft, coving to ceiling, ceiling downlighters, radiator, built-in cupboard, doors to:

LIVING ROOM

15' 10" x 12' 0" (4.85m x 3.68m)

This well proportioned room has feature 'Adams' style fireplace with marble inset and matching raised hearth, UPVC and leaded double glazed window to the front, ceiling downlighters, coving to ceiling, two wall light points, radiator.



KITCHEN

12' 4" x 8' 5" (3.77m x 2.58m)

Having a range of matching base units and drawers with roll top working surfaces over and tiling surrounds, inset single drainer stainless steel sink unit, space and point for gas cooker, recess and plumbing for automatic washing machine, additional range of matching wall mounted cupboards, along with the 'Worcester' central heating boiler, two ceiling light points, coving to ceiling, built-in cupboard, UPVC and leaded double glazed window to the front.



BEDROOM ONE

15' 8" x 10' 3" (4.79m x 3.14m (into wardrobes))

This spacious double bedroom has an excellent range of fitted wardrobes, UPVC double glazed window to the rear, two ceiling light points, radiator.



BEDROOM TWO

12' 2" x 10' 2" (3.71m x 3.12m)

Bedroom two has UPVC double glazed French doors leading to the conservatory, two ceiling light points, radiator.

SHOWER ROOM

5' 10" x 5' 6" (1.79m x 1.70m)

Comprising of a white suite of corner shower cubicle with 'Grohe' shower fitment, close coupled WC and pedestal wash hand basin, full height complementary wall tiling, ceiling downlighters, tiled floor, chrome coloured heated towel rail, obscure UPVC double glazed window to the side.



CONSERVATORY

16' 6" x 8' 5" (5.05m x 2.57m)

This full width conservatory is an excellent addition to the property, being of brick and UPVC double glazed construction and having power points, wall light point, radiator, UPVC double glazed French doors leading out onto the garden patio.

OUTSIDE

SIDE GARAGE

16' 3" x 8' 7" (4.97m x 2.63m)

The garage has a metal up and over entrance door, courtesy door to the rear, wall light point, power points.



REAR GARDEN

This generous sized rear garden has two brick built storage sheds, paved patio across the rear elevation, neat lawn with shaped borders which contain a variety of plants, shrubs and trees, and timber fencing to boundary.

TENURE

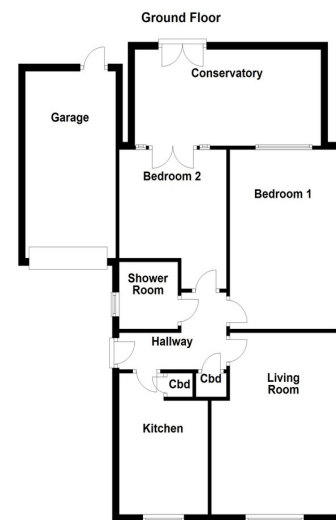
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 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