



Madox Close  
Tamworth, Staffordshire, B79 8LN

Offers in the Region of £220,000

# Property Features

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- Attractive Semi Detached Bungalow
- Entrance Porch
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Side Garage
- Driveway
- Well Maintained Front Garden
- Low Maintenance Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive semi detached bungalow situated within this highly desirable residential development, with benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, living room, fitted kitchen, two bedrooms, shower room, side garage, driveway, well maintained front garden, low maintenance rear garden. Viewing is recommended.

This semi detached bungalow occupies an excellent position within this popular cul-de-sac, with the property itself being set behind a neat lawned fore garden with shaped borders containing a variety of plants and shrubs, a gravel and paved driveway provides off road parking along with access to the side garage and front entrance with composite double glazed front door.

### ENTRANCE PORCH

With a ceiling light point, UPVC double glazed window to the side, door to:

### LIVING ROOM

15' 10" x 10' 4" (4.83m x 3.15m)

This well presented living room has a feature fireplace with electric 'flame effect' fire, UPVC double glazed window to the front, two ceiling light points with ceiling roses, coving to ceiling, radiator, door to inner hallway, door to:

### KITCHEN

10' 2" x 7' 0" (3.10m x 2.14m)

Having a range of matching base units and drawers with roll top working surfaces over, tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap set below a UPVC double glazed window to the front, built-in oven, four ring hob and extractor hood over, space and point



for additional electrical appliance, further range of matching wall mounted cupboards to include corner display shelving, ceiling light point, radiator, obscure UPVC double glazed door leading to the garage.

#### INNER LOBBY

With access to loft, ceiling light point, built-in cupboard, doors to:

#### BEDROOM ONE

9' 10" x 10' 4" (3.01m x 3.17m)

This double bedroom has a range of fitted wardrobes, ceiling light point with ceiling rose, coving to ceiling, UPVC double glazed window to the side, radiator.

#### BEDROOM TWO

8' 11" x 8' 11" (2.72m x 2.72 (max to door recess)m)

Bedroom two has a UPVC double glazed window overlooking the rear garden, ceiling light point, coving to ceiling, radiator.

#### SHOWER ROOM

5' 6" x 5' 10" (1.70m x 1.80m)

Comprising of a white suite of fully tiled corner shower cubicle with 'Triton' shower fitment, corner wash hand basin set in vanity unit, close coupled WC, complementary wall tiling, ceiling light point, extractor fan, radiator, wall mounted electric heater.

#### OUTSIDE

##### GARAGE

21' 0" x 7' 2" (6.41m x 2.19m)

Having a metal up and over entrance door, ceiling strip light point, power points, plumbing for washing machine, wall mounted 'Ideal' central heating boiler, double glazed patio doors leading out into the rear garden.

##### REAR GARDEN

The rear garden has been designed to be of low maintenance and is mainly laid to stone chippings, with a paved pathway, and bound by timber fencing.

##### 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.

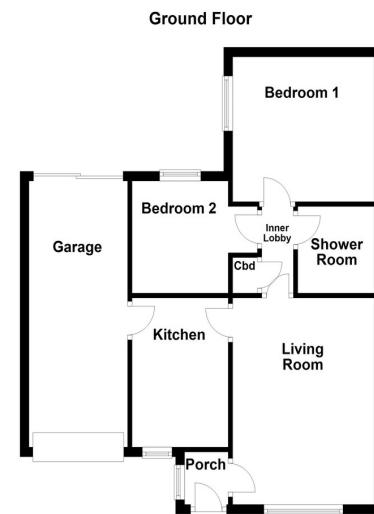


## TENURE

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D	65   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