

Shearer Close  
, Tamworth, Staffordshire, B79 8FJ

£300,000

# Property Features

- Modern and Immaculately Presented Detached Residence
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Inner Hallway
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Bedrooms, Family Bathroom
- Tarmacadam Driveway, Garage, Rear Garden
- No Onward Chain

## Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this modern and immaculately presented detached residence situated in this enviable position within this secluded cul-de-sac setting and offered with no onward chain. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen/dining area, inner hallway, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, garage, rear garden, tarmacadam driveway. Early internal viewing is highly advised.

This charming three bedroom detached home is set behind a shared driveway which leads you to the tarmacadam driveway offering ample off road parking facilities, up and over garage door, slide entrance gate, and front entrance door, to the side of the property is a rail and post fence which presents open and uninterrupted views across the neighbouring fields beyond.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, radiator, quality water resistant flooring, door into:

### LOUNGE

10' 3" x 16' 7" (3.12m x 5.05m)

The lounge offers superb floor space for free standing lounge furniture and has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, TV connection point, feature media wall with recess and point for TV and electric fire display positioned beneath.

### KITCHEN/DINING AREA

18' 10" x 7' 7" (5.74m x 2.31m)

This open aspect room is positioned to the rear of the property and has a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge/freezer, built-in 'Electrolux' oven with four ring hob, glass splashback and extractor hood above, further point and plumbing for dishwasher, roll top working surfaces with matching upstands, inset one and

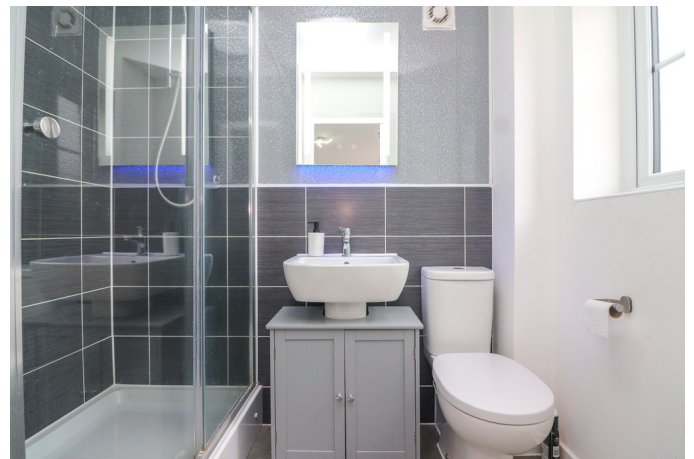


half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, matching range of wall units offering further storage space, housing for the 'Ideal' combination boiler, ceiling light point, wall sockets, quality wood grain effect flooring opening to the dining area with ample floor space for free standing dining room table with ceiling light point above, radiator, wall socket, UPVC double glazed French doors opening out to the rear garden.

#### GUEST CLOAKROOM

4' 10" x 2' 11" (1.47m x 0.89m)

This matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, splashback and vanity mirror above, ceiling light point, extractor fan, quality water resistant flooring.



#### INNER HALLWAY

Positioned between the lounge and kitchen/dining area, the inner hallway has a ceiling light point, radiator, wall socket, staircase leading to

#### FIRST FLOOR LANDING

With feature LED lighting, ceiling light point, wall socket, door into the over stairs storage cupboard offering further storage space, doors to:

#### BEDROOM ONE

9' 7" x 13' 11" (2.92m x 4.24m)

The double master bedroom has two UPVC double glazed windows overlooking the front aspect, ceiling light point, radiator, wall socket, door into:



#### EN-SUITE

4' 6" x 6' 9" (1.37m x 2.06m)

Fitted with a matching three piece suite comprising of close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, tiled splashback, walk-in shower with enclosed shower fitment, glass side screen and sliding glass door, ceiling light point, extractor fan, obscure UPVC double glazed window to the front, radiator, quality water resistant flooring.



#### BEDROOM TWO

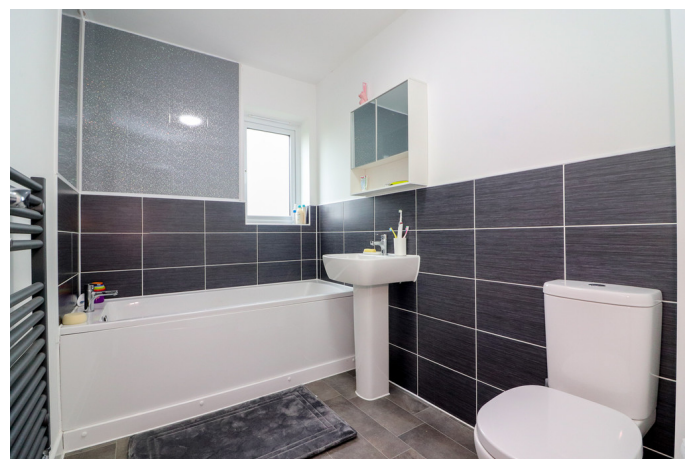
8' 8" x 11' 2" (2.64m x 3.4m)

Again being a double bedroom and having a UPVC double glazed window to the rear overlooking the rear garden and fields adjacent, ceiling light point, loft hatch access, radiator, wall socket.

#### BEDROOM THREE

7' 10" x 9' 10" (2.39m x 3m)

Also positioned to the rear of the property and having the same outlook through its UPVC double glazed window, the third bedroom provides floor space for free standing double bed and free standing wardrobes, and has a ceiling light point, radiator, wall socket.



## FAMILY BATHROOM

8' 8" x 5' 7" (2.64m x 1.7m)

This attractive suite comprises of a panelled bath with hot and cold mixer tap over and half tiled surround, pedestal hand wash basin with hot and cold mixer tap above and tiled splashback, fitted toiletry cupboard over and vanity mirror fronted doors, close coupled WC, ceiling light point, extractor fan, wall mounted heated towel rail, obscure UPVC double glazed window to the side, tile effect water resistant flooring.

## OUTSIDE

### GARAGE

Accessed via the up and over garage door and enclosing a ceiling light point, wall socket and offering off road parking facilities or additional storage space.

### REAR GARDEN

The well maintained rear garden has a raised decking area positioned to the rear offering outdoor seating and entertainment space, with fitted spotlights surround and cabin store located adjacent which provides an excellent opportunity to be converted into a useable outdoor room, neat lawn situated within the centre of the garden continuing to both side boundaries, slabbed paved path leading to the side entrance gate and kitchen/dining area French doors, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

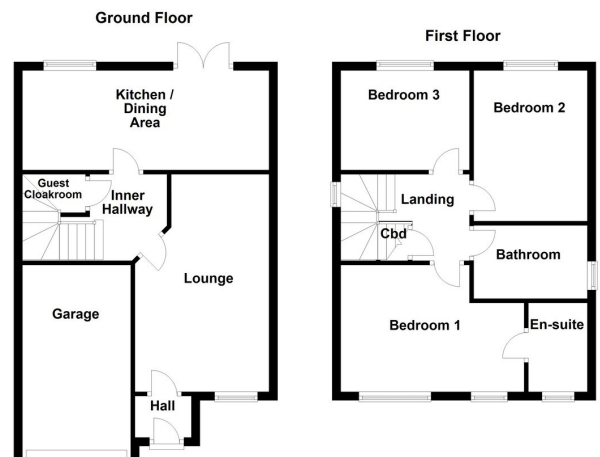
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		95   A
81-91	B	83   B	
69-80	C		
55-68	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