



Wilnecote Lane

Tamworth, Staffordshire, B77 2LQ

£215,000

Property Features

- Fully Refurbished and Well Presented Semi Detached Residence
- Reception Hall
- L-Shaped Lounge/Dining Room
- Refitted Kitchen
- Two Spacious Double Bedrooms
- Refitted Shower Room
- Block Paved Driveway for Off Road Parking
- Fully Enclosed Rear Garden
- Ideal First Time Buyer or Investment Purchase
- No Chain

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this fully refurbished and well presented two bedroom semi detached residence conveniently located for local schools and amenities, with the gas centrally heated and UPVC double glazed accommodation briefly comprising: reception hall, L-shaped lounge/dining room, fitted kitchen, two spacious double bedrooms, shower room, fore garden with block paved driveway providing off road parking facilities, pleasant fully enclosed rear garden. Internal viewing is highly recommended. No chain.

This semi detached residence is set behind a block paved driveway providing off road parking facilities and having side garden with mature evergreen shrubbery, storage cupboard, cold water supply tap, gateway providing access to the rear garden, access to:

RECEPTION HALL

Having a UPVC entrance door with obscure double glazed insets, radiator, walk-in cloaks/storage cupboard with obscure double glazed windows to the front aspect, ceiling light point, power point, obscure double glazed window to the front aspect, staircase off to the first floor landing, door leading through to:

L-SHAPED LOUNGE/DINING ROOM

LOUNGE AREA

16' 6" x 9' 10" (5.03m x 3m)

The lounge area has a double panelled radiator, power points, recessed fireplace, ceiling light point, coving to ceiling, UPVC double glazed sliding patio door to the rear garden.



DINING AREA

7' 11" x 6' 0" (2.41m x 1.83m)

With radiator, double power point, ceiling light point, coving to ceiling, UPVC double glazed window to the rear garden, open access through to:



FITTED KITCHEN

11' 4" x 6' 0" (3.45m x 1.83m)

Refitted and offering a range of fitted drawers and base units with roll edge work surfaces over and appliance space beneath, ceramic tiled surrounds, matching wall cupboards, built-in electric oven, four ring hob with stainless steel splashback and extractor hood over, stainless steel single drainer sink unit with hot and cold mixer tap, plumbing for automatic washing machine, ceiling downlighters, power points, UPVC double glazed window and UPVC door with double glazed inset to the side driveway.



FIRST FLOOR LANDING

The through landing has a UPVC double glazed window, loft hatch access, full height built-in storage cupboard, doors off to:

BEDROOM ONE

8' 11" x 16' 4" (2.72m x 4.98m)

Having a double panelled radiator, power points, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM TWO

8' 6" x 13' 9" (2.59m x 4.19m)

Having double panelled radiator, power points, ceiling light point, UPVC double glazed window to the front aspect.



SHOWER ROOM

4' 5" x 7' 6" (1.35m x 2.29m)

Refitted with a white suite comprising of a pedestal hand wash basin with hot and cold mixer tap, close coupled WC, complementary ceramic tiled surrounds, enclosed fully tiled shower cubicle with 'Triton' shower fitment, towel radiator, extractor, ceiling downlighters, UPVC obscure double glazed window to the side aspect.

OUTSIDE

REAR GARDEN

With a full width patio, low level garden planters, side gravel borders, lawn, additional paved/concrete patio, evergreen shrubbery to the rear boundary, and the garden is enclosed by timber fencing.



ANTI MONEY LAUNDERING

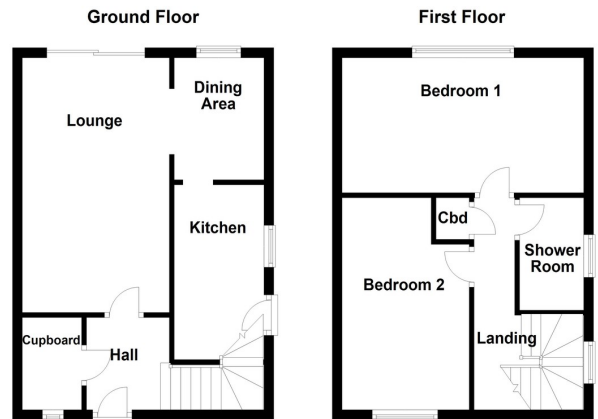
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C		
55-68	D		
39-54	E	47 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