



Sycamore

Wilnecote, Tamworth, Staffordshire, B77 5HB

Offers In Excess Of £145,000

Property Features

- Superbly Presented Ground Floor Maisonette
- Through Entrance Hall
- Spacious Lounge/Dining Area
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Garage, Off Road Parking
- Rear and Fore Gardens
- No Chain
- Excellent Opportunity for First Time Buyers, Downsizees and Investors

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this superbly presented ground floor maisonette presenting an excellent opportunity for first time buyers, downsizers and investors. The property benefits from UPVC double glazing and gas fired central heating, and well maintained external areas, with the property briefly comprising: through entrance hall, spacious lounge/dining area, fitted kitchen, two bedrooms, bathroom, garage, rear and fore garden with off road parking. Internal viewing is highly advised. No chain.

This charming two bedroom ground floor maisonette is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a stone chipped fore garden with slabbed paving providing off road parking, a block paved path leads to the UPVC front entrance door along with the side entrance gate, and to the rear of the property is the garage which is accessed via the up and over garage door.

THROUGH ENTRANCE HALLWAY

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, radiator, wall socket, wood grain effect flooring, door into:

LOUNGE/DINING AREA

15' 5" x 13' 0" (4.7m x 3.96m)

The spacious lounge/dining area provides superb floor space for free standing lounge furniture and free standing dining room table, and has radiator, ceiling light point, wall sockets, TV connection point, electric fire display with mantle over, granite backdrop and granite hearth, UPVC double glazed bay window overlooking the rear garden with UPVC double glazed French doors opening to patio, wood grain effect flooring, door into:



FITTED KITCHEN

8' 3" x 7' 2" (2.51m x 2.18m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, built-in 'AEG' oven with four ring 'Indesit' gas hob and splashback, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, half panelled surround, matching range of wall units offering further storage space, wall mounted combination boiler, ceiling light point, wall sockets, UPVC double glazed window to the rear, tile effect flooring.



BEDROOM ONE

12' 8" x 10' 2" (3.86m x 3.1m)

The double master bedroom boasts built-in wardrobe with sliding doors enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front, floor space for free standing wardrobe, wood grain effect flooring.



BEDROOM TWO

5' 11" x 8' 1" (1.8m x 2.46m)

Ideal to be utilised as a single bedroom, crafts room or home office, the second bedroom has a door into the built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, UPVC double glazed window to the front, wood grain effect flooring.



BATHROOM

6' 1" x 5' 6" (1.85m x 1.68m)

This matching three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, panelled bath with hot and cold mixer tap and shower fitment above, ceiling light point, obscure UPVC double glazed window to the side, wall mounted heated towel rail, tile effect flooring.

OUTSIDE

GARAGE

Situated to the rear of the property, the garage is accessed via the up and over garage door and offers off road parking facilities or additional storage space.



REAR GARDEN

The attractive and low maintenance rear garden benefits from having a slabbed paved patio area offering superb outdoor seating and entertainment space, along with access to the cold water tap and wrought iron side entrance gate, slabbed steps lead to the second tier with stone chippings surround and further outdoor seating space, along with a variety of evergreens and shrubbery, timber fencing to boundaries and brick built wall to the rear.



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.

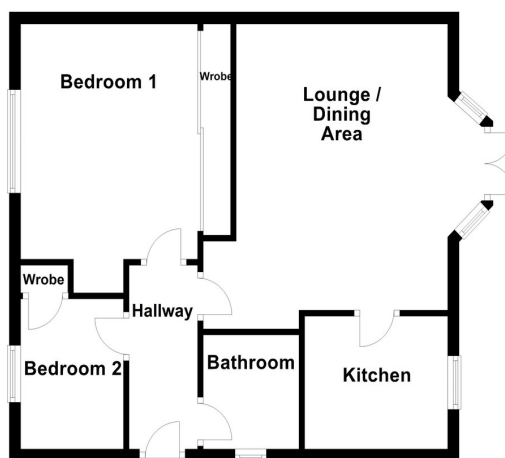
TENURE

We have been advised by the current owner that the property is leasehold with an annual service charge/ground rent of £25 and approximately 52 years left on the lease. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

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

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 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