



Marlow Road
Bolehall, Tamworth, Staffordshire, B77 3NH

£235,000

Property Features

- Impressive and Deceivingly Spacious Semi Detached Property
- Entrance Hall
- Lounge
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Garage, Driveway
- Rear and Fore Gardens
- Fully Refurbished, No Chain

Full Description

Taylor Cole Estate Agents are thrilled to present this impressive and deceivingly spacious semi detached property. The property benefits from being fully refurbished, no onward chain, gas fired central heating and UPVC double glazing, with accommodation briefly comprising: entrance hall, lounge, fitted kitchen, conservatory, three bedrooms, family bathroom, garage, rear and fore gardens, tarmac driveway. Early internal viewing is highly advised.

This excellent three bedroom semi detached property has been internally and externally upgraded to a high standard. The property is situated on the popular Marlow Road, Bolehall, which in turn is in close proximity to scenic walks, shopping amenities, schooling and commuter links, to the fore the property has a lawned fore garden with a tarmac driveway offering tandem parking facilities along with access to the double opening garage doors, side entrance gate and UPVC front entrance door.

ENTRANCE HALL

Upon gaining access through the obscure UPVC front entrance door with an obscure full height side screen, is a staircase with brushed stainless steel handrail off to the first floor landing, feature LED ceiling light point, radiator, wall socket, wood grain effect flooring, door into:

LOUNGE

14' 4" x 13' 8" (4.37m x 4.17m)

The lounge offers ample floor space for free standing lounge furniture and has an LED ceiling light point, wall sockets, radiator, UPVC double glazed bow window overlooking the front aspect, newly carpeted flooring.



FITTED KITCHEN

14' 3" x 7' 10" (4.34m x 2.39m)

Having a matching range of shaker base units and drawers, recess and plumbing for washing machine, recess and plumbing for slimline dishwasher, floor space for free standing fridge/freezer, built-in 'Lamona' oven with four ring 'Lamona' hob, stainless steel splashback and extractor hood over, roll top working surfaces, inset stainless steel sink and drainer unit with hot and cold mixer tap above, matching range of shaker wall units offering further storage space, housing for the 'Ideal Logic' combination boiler, folding doors into the understairs storage cupboard, two LED ceiling light points, radiator, wall sockets, wood grain effect flooring, two UPVC double glazed windows and UPVC double glazed door into:



CONSERVATORY

12' 5" x 8' 11" (3.78m x 2.72m)

Being of brick and UPVC construction and having a perspex roof, obscure glazed windows to each side, UPVC double glazed window overlooking the rear garden, French doors opening out to the rear patio, floor space for sitting or dining room furniture, wall socket, wood grain effect flooring.



FIRST FLOOR LANDING

With loft hatch access, wall socket, newly carpeted flooring to stairs and landing, LED ceiling light point, linen cupboard over the stairs, doors to:

BEDROOM ONE

14' 4" x 7' 11" (4.37m x 2.41m)

The double master bedroom has a UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, newly laid carpeted flooring.



BEDROOM TWO

8' 7" x 10' 0" (2.62m x 3.05m)

Again offering floor space for free standing double bed and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect, newly laid carpeted flooring.

BEDROOM THREE

5' 4" x 10' 1" (1.63m x 3.07m)

With a radiator, wall socket, UPVC double glazed window to the fore, ceiling light point, newly laid carpeted flooring.



BATHROOM

5' 5" x 6' 7" (1.65m x 2.01m)

Having a clad surround and a three piece suite comprising of a panelled bath with hot and cold taps and shower fitment over, close coupled WC set within vanity unit with toiletry storage, hand wash basin with hot and cold mixer tap over, obscure UPVC double glazed window to the side, ceiling light point, wall mounted heated towel rail, wood grain effect flooring.

OUTSIDE

GARAGE

The semi detached garage has double opening garage doors and presents an excellent opportunity for off road parking facilities or additional storage space.

REAR GARDEN

Stepping onto the slabbed paved patio area and having a gate leading to the driveway, the garden is predominantly made up of lawn and offers wonderful outdoor seating space, timber fencing to party boundaries and brick built wall to the rear.

ANTI MONEY LAUNDERING

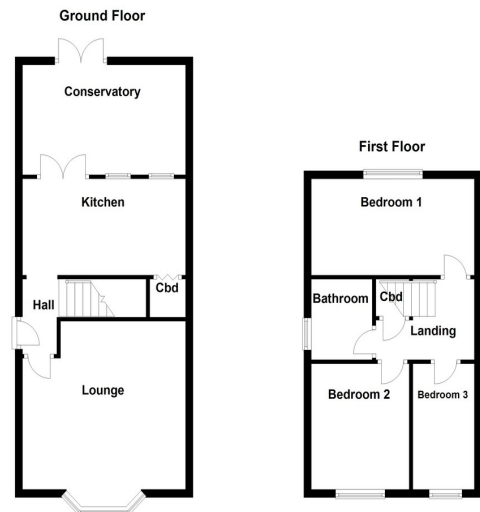
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised 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.



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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