



Alvecote Lane

Alvecote, Tamworth, Staffordshire, B79 0DJ

Offers In Region Of £190,000

Property Features

- Attractive Cottage Residence
- Semi Rural Village
- Spacious Lounge
- Dining Room
- Fitted Country Style Kitchen
- Two Double Bedrooms
- Family Shower Room
- Rear Garden
- Early Internal Viewing is Highly Advised
- Ideal First Time Buyer or Investment Purchase

Full Description

Taylor Cole Estate Agents are delighted to offer for sale this attractive cottage residence situated within this semi rural village location. The property benefits from UPVC double glazing and oil fired central heating with accommodation briefly comprising of; lounge, dining room, fitted kitchen, family shower room, two double bedrooms, rear garden. Early internal viewing is highly advised.

This charming two bedroom mid terraced cottage offers this deceivingly spacious internal accommodation along with stunning traditional features with the property itself located in the pleasant village of Alvecote which provides prompt transport links to neighbouring villages, shopping amenities and schooling. The property itself is accessed via the UPVC front entrance door from the front and shared drive way to the rear which in turn provides off road parking facilities, access to the rear garden and the rear entrance to the property.

LOUNGE

12' 00" x 14' 04" (3.66m x 4.37m)

Upon entering the lounge through the obscure double glazed UPVC front entrance door. The spacious lounge boasts ample floor space for free standing lounge furniture, UPVC double glazed window to the front aspect a feature cast iron fire display with decorative surround and tiled half, ceiling light point, radiator, wall sockets, television connection point, telephone connection point, quality wood grain effect flooring and door into;



DINING ROOM

10' 07" x 11' 00" (3.23m x 3.35m)

The versatile dining room provides superb floor space for free standing dining room table with ceiling light point with opportunity to utilise as a secondary lounge and having stairs off to the first floor landing with storage cupboard beneath offering superb storage space a UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, quality wood grain effect flooring and an open arch into;

FITTED KITCHEN

9' 03" x 7' 11" (2.82m x 2.41m)

In keeping with the properties character this fitted country style kitchen has an excellent matching range of a shaker base units and draws, integrated 'Lamona' washing machine a built in 'Lamona' oven with a four ring matching induction hob, tiled splash back with extractor hood over, solid oak wood surfaces with matching upstands and decorative tiled surround and under counter 'Belfast' sink with hot and cold mixer tap over, a matching range of a shaker wall units offering further storage space, ceiling down lighters, UPVC double glazed window to the side aspect, door into the airing cupboard enclosing the 'Worcester' boiler and further shelving units, obscure UPVC double glazed door leading out to the side court yard, tile effect water resistant flooring and door into;

FAMILY SHOWER ROOM

4' 08" x 7' 10" (1.42m x 2.39m)

The stunning shower room has been upgraded by the current owner and boasts a matching range of suite which compromises of a WC, a Victorian style hand wash basin with a hot and cold mixer tap over and towel rail beneath, walk in shower with a waterfall shower head and detachable hose, glass side screen, ceiling to floor tiled surround, obscure UPVC double glazed window to the rear, ceiling down lighters, a column radiator with heated towel rail surround and decorative tile effect water resistant flooring.

FIRST FLOOR LANDING

Having carpeted flooring, ceiling light point and door into;

BEDROOM ONE

14' 04" x 12' 00" (4.37m x 3.66m)

The spacious master bedroom offers fantastic floor space for free standing bedroom furniture a UPVC double glazed window to the front aspect, ceiling light point, radiator, and wall sockets.



BEDROOM TWO

10' 06" x 11' 00" (3.2m x 3.35m)

Offering superb outlook across the properties rear garden and fields beyond through its UPVC double glazed windows. The second bedroom again offers floor space for free standing double bed and free standing bedroom furniture, ceiling light points, wall sockets, radiator and exposed wood beam flooring.

REAR GARDEN

This split outdoor area begins with the immediate court yard which is accessed via the kitchens side entrance door and has a concrete patio across the shared driveway the low maintenance rear garden provides an abundance of outdoor living entertainment and social space and is predominantly made up of gravelled and slabbed paved areas. Both a free standing shed and brick built out house provide external storage facilities and a rail and post fence to the rear allows the uninterrupted views of the field beyond to be visible from any angle, 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		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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