



Torside

Wilnecote, Tamworth, Staffordshire, B77 4NH

£199,950

Property Features

- Newly Refurbished and Superbly Located Semi Detached Property
- Bathroom
- No Onward Chain
- Rear and Fore Gardens
- Lounge
- Tarmacadam Driveway
- Kitchen/Dining Area
- Internal Viewing Highly Advised
- Two Bedrooms
- Corner Plot Position

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this newly refurbished and superbly located semi detached property which enjoys a corner plot position. The property benefits from having no onward chain, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: lounge, kitchen/dining area, two bedrooms, bathroom, rear and fore gardens, tarmacadam driveway. Early internal viewing is highly advised.

This charming two bedroom semi detached property will be of significant interest to first time buyers and downsizers alike, and boasts being only a short distance away from excellent commuter links, local schooling and shopping amenities, with the property itself positioned behind a lawned fore garden with continuing tarmacadam driveway offering ample off road parking facilities along with access to the double opening side entrance gate, the obscure double glazed composite front entrance door is positioned behind a canopy storm porch and provides access to the property.

LOUNGE

12' 1" x 12' 0" (3.68m x 3.66m)

The newly decorated lounge is accessed via the obscure double glazed composite front entrance door and has a double glazed window to the front aspect, staircase off to the first floor landing with open recess beneath, ceiling light point, wall sockets, TV connection point, radiator, telephone connection point (subject to regulations), wood grain effect herringbone style flooring opening to:



KITCHEN/DINING AREA

7' 11" x 12' 1" (2.41m x 3.68m)

This modern open plan room provides floor space for a dining room table and boasts a newly fitted kitchen which comprises of a matching range of base units and drawers, integrated 'CDA' washing machine, integrated fridge, built-in 'CDA' oven with four ring 'CDA' gas hob, tiled splashback and extractor hood over, marble effect working surfaces with tiled surround, matching range of wall units offering further storage space, inset stainless steel sink and drainer unit with hot and cold mixer tap over, LED ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear, double glazed sliding doors opening out to the rear garden, wood grain effect herringbone style flooring.



FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, UPVC double glazed window to the side aspect, door into the landing storage cupboard enclosing hanging rail and shelving unit, doors to:



BEDROOM ONE

9' 7" x 10' 0" (2.92m x 3.05m)

With floor space for a free standing double bed and having built-in wardrobe offering hanging rail and shelving unit, door into the airing cupboard housing the wall mounted combination boiler, two UPVC double glazed windows to the front aspect, ceiling light point, radiator, wall socket.



BEDROOM TWO

5' 10" x 8' 4" (1.78m x 2.54m)

Positioned to the rear of the property and having UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall socket, doors into the built-in wardrobe enclosing hanging rail and shelving unit.

BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

The 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, 'Triton' shower fitment above and shower curtain rail, radiator, obscure UPVC double glazed window to the rear, ceiling light point, decorative tile effect flooring.



to OUTSIDE

REAR GARDEN

The well kept rear garden has a generous plum slate area making perfect outdoor seating and entertainment space, along with providing access to the double opening side entrance gates, beyond is the neat lawn which continues to both side and rear boundary and the free standing timber shed which offers outdoor storage facilities, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

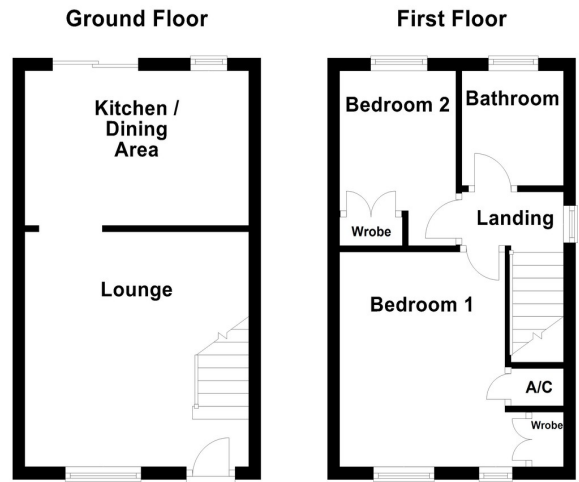
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C		
55-68	D	66 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