



Hartleyburn

Wilnecote, Tamworth, , B77 4BL

Offers in the Region of £214,950



# Property Features

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- Very Well Presented Home
- Reception Hallway
- Living Room
- Refitted Breakfast Kitchen
- Utility Room
- Family Room
- Guest Cloakroom
- Two Bedrooms
- Refitted Shower Room
- Tarmacadam Driveway, Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this very well presented home situated within this highly popular residential development. The property has benefits to include UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, living room, refitted breakfast kitchen, utility room, family room, guest cloakroom, two bedrooms, refitted shower room, tarmacadam driveway, rear garden. Internal viewing is strongly recommended and being an ideal first time buyers purchase.

This attractive and well presented property occupies an enviable cul-de-sac position with the property itself being set behind a full width tarmacadam driveway with block paved border providing ample off road parking facilities along with access to the front entrance with canopy storm porch and a composite double glazed front door.

### RECEPTION HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, laminate flooring, door to:

### LIVING ROOM

12' 10" x 13' 5" (3.92m x 4.10m)

This well presented room has a UPVC double glazed window to the front, ceiling light point with ceiling rose, coving to ceiling, radiator, TV aerial socket, door to:

### BREAKFAST KITCHEN

13' 5" x 8' 0" (4.11m x 2.44m)

This refitted kitchen overlooks the rear garden via the two UPVC double glazed windows and is fitted with an excellent range of matching base units and drawers with working surfaces over and matching up-stands, inset 'Franke' single



drainer sink unit with hot and cold mixer tap, built-in stainless steel double oven, microwave, four ring gas hob, glass splashback and extractor hood over, integrated dishwasher, space and point for fridge/freezer, further matching full height larder style cupboard, full height cupboard housing the central heating boiler, additional range of matching wall mounted cupboards with under-cupboard lighting, ceiling downlighters, designer radiator, laminate flooring, obscure UPVC double glazed door leading through to:



#### UTILITY ROOM

5' 11" x 8' 2" (1.82m x 2.49m)

Having an obscure UPVC double glazed door leading out into the rear garden, ceiling downlighters, space and plumbing for automatic washing machine, space and point for additional electrical appliance, wall cupboards, laminate flooring, radiator, door to family room, door to:



#### GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wall mounted wash hand basin, complemented by both floor and wall tiling, ceiling light point, radiator, obscure UPVC double glazed window to the rear.

#### FAMILY ROOM

12' 6" x 7' 2" (3.82m x 2.20m)

Offering flexible accommodation and currently used as a sitting/dining room, and having a UPVC double glazed window to the front, ceiling light point, radiator, laminate flooring.



#### FIRST FLOOR LANDING

With access to loft, ceiling light point, UPVC double glazed window to the side, doors to:

#### BEDROOM ONE

11' 3" x 10' 5" (3.44m x 3.18m)

Having an excellent range of fitted wardrobes and overhead storage cupboards, built-in wardrobe, two UPVC double glazed windows to the front, ceiling downlighters, coving to ceiling, radiator.



#### BEDROOM TWO

9' 10" x 7' 3" (3.02m x 2.22m)

Bedroom two has a UPVC double glazed window overlooking the rear garden, ceiling light point, coving to ceiling, radiator.



## SHOWER ROOM

6' 5" x 5' 10" (1.98m x 1.78m)

Comprising of a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, full height complementary wall tiling, ceiling downlighters, extractor fan, heated towel rail, obscure UPVC double glazed window to the rear.

## OUTSIDE

### REAR GARDEN

A wonderful feature of this property is the rear garden with security lighting and external cold water supply, large block paved patio which extends in the form of a pathway to the rear of the garden where there is an additional block paved patio which is also suitable for housing a garden shed, and the garden itself is mainly laid to lawn with shaped stone chipped borders to both sides and is bound on all sides by timber fencing.

### ANTI MONEY LAUNDERING

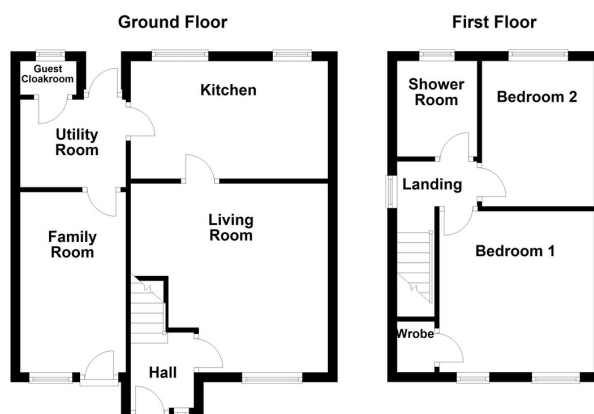
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		83 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