



Austrey Road

Warton, Tamworth, Staffordshire, B79 0HW

£220,000

# Property Features

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- Pleasant Three/Four Bedroom Semi Detached Residence
- Fitted Kitchen
- Living Room
- Dining Room/Bedroom Four
- Three Bedrooms
- Bathroom
- Double Width Driveway
- Practical and Fully Enclosed Rear Garden
- Central Heating and UPVC Double Glazing
- Viewing Considered Essential

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this three/four bedroom semi detached residence occupying a pleasant position in the popular village of Warton. The property benefits from gas central heating and UPVC double glazing and briefly comprises: fore garden with double width driveway providing off road parking, fitted kitchen, dining room/bedroom four, living room, three bedrooms, bathroom, practical and fully enclosed paved rear garden.

This charming three bedroom semi detached residence occupies a pleasant position within the village of Warton and is set back from the roadside behind a fore garden with a double width tarmac driveway providing off road parking, block paved pathway leading to the canopy porch and entrance door, external double power point, cold water supply tap, side gate providing access to the rear garden.

### CANOPY PORCH

Having lighting and UPVC partial obscure double glazed entrance door to:

### FITTED KITCHEN

9' 4" x 10' 1" (2.84m x 3.07m)

Offering fitted units comprising of drawer and base units with work surfaces over and complementary ceramic tiled surrounds, matching eye level wall cabinets, inset ceramic single drainer sink unit with hot and cold mixer tap, open display shelving, space and point for gas cooker, appliance space and plumbing for automatic washing machine, recessed appliance space suitable for fridge/freezer, power points, ceiling light point, understairs storage cupboard, UPVC double glazed window to the front aspect, door leading through to the living room, access through to:

### DINING ROOM/BEDROOM FOUR



13' 0" x 7' 3" (3.96m x 2.21m)

Having radiator, laminate flooring, power points, UPVC double glazed window to the front aspect.

#### LIVING ROOM

14' 3" x 11' 0" (4.34m x 3.35m)

Positioned to the rear of the property and having recessed fireplace suitable for electric fire, 'Sharps' fitted open shelving and storage cupboards, ceiling light point, radiator, laminate flooring, UVC double glazed French doors leading out to the rear garden, access through to:

#### INNER HALLWAY

With a radiator, UPVC obscure double glazed door to the rear garden, staircase off to:

#### FIRST FLOOR LANDING

Having side UPVC double glazed window, loft access, full height airing cupboard incorporating the 'Worcester' central heating boiler, doors off to:

#### BEDROOM ONE

11' 0" x 10' 5" (3.35m x 3.18m)

Having radiator, double and single fitted wardrobes with hanging rail and shelving, fitted dressing table, power points, UPVC double glazed window to the rear aspect.

#### BEDROOM TWO

10' 8" x 8' 11" (3.25m x 2.72m)

Bedroom two has radiator, fitted wardrobes with hanging rails, power points, UPVC double glazed window to the front aspect.

#### BEDROOM THREE

6' 8" x 6' 6" (2.03m x 1.98m)

Currently used as an office and with fitted desk, fitted storage cupboard with shelving, radiator, power points, UPVC double glazed window to the rear aspect.

#### BATHROOM

6' 7" x 5' 11" (2.01m x 1.8m)

Being fully tiled and having a white suite comprising of a panelled bath with shower fitment over, pedestal hand wash basin, low level WC, radiator, mirrored wall tiling, extractor, UPVC obscure double glazed window to the front aspect.

#### OUTSIDE



## REAR GARDEN

Being a most practical rear garden and having gateway providing side access, fully paved, external carriage lamp lighting and enclosed by timber fencing.

## ANTI MONEY LAUNDERING

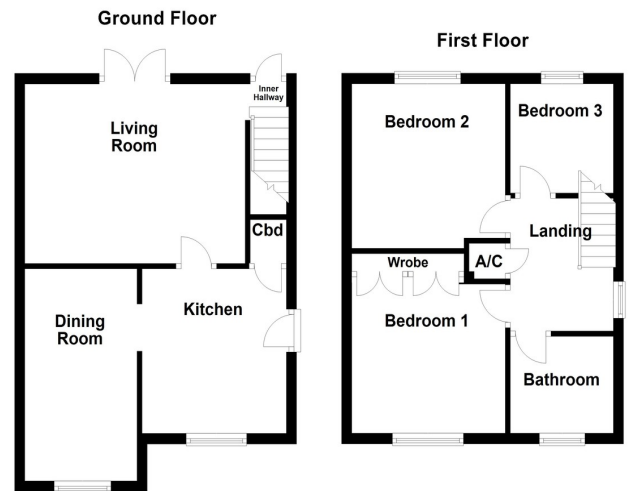
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		85 B
69-80	C	69 C	
55-68	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