



Scimitar Close

Tamworth, Staffordshire, B79 8LW

Offers In The Region Of £220,000



# Property Features

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- Pleasant Semi-Detached Bungalow
- Reception Hall
- Living Room
- Fitted Kitchen
- Two Double Bedrooms
- Shower Room
- Dining Room/Sun Lounge
- Large Utility Room (formerly the garage)
- Fore Garden with Double Width Driveway
- Enclosed Rear Garden

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this pleasant two bedroom semi detached bungalow offered with vacant possession. The property benefits from UPVC double glazing and gas fired central heating, and has accommodation briefly comprising: reception hall, living room, fitted kitchen, two double bedrooms, shower room, dining room/sun lounge, large utility room (formerly the garage), fore garden with double width driveway providing ample off road parking facilities, enclosed rear garden. Internal viewing is considered essential.

This pleasant two bedroom semi detached bungalow is set back behind a practical fore garden with double width driveway providing off road parking, area laid to slate chippings with border incorporating evergreen shrubbery, UPVC double glazed double doors providing access to the large utility room (formerly the garage), UPVC double glazed side door providing access to the utility room, UPVC front door with obscure double glazed insets leading to:

### RECEPTION HALL

With obscure double glazed window, lighting, door leading to:

### LIVING ROOM

10' 4" x 15' 9" (3.16m x 4.82m)

The spacious living room has a UPVC double glazed bow window to the front aspect, double panelled radiator, feature fire surround, wall and ceiling light points, power points, door to the kitchen, door leading to:

### INNER HALLWAY

With full height storage cupboard, loft access, doors to:





### BEDROOM ONE

9' 8" x 9' 11" (2.96m x 3.03m)

Located to the rear of the property and having radiator, ceiling light point, power points, UPVC double glazed window to the rear garden.



### BEDROOM TWO

6' 11" x 9' 1" (2.13m x 2.77m)

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



### SHOWER ROOM

5' 8" x 5' 7" (1.73m x 1.71m)

Fully tiled and having a white suite comprising of pedestal wash basin with vanity shelving over, low level WC, fully enclosed shower cubicle with shower fitment, extractor, ceiling light point, towel radiator.



### FITTED KITCHEN

6' 11" x 10' 2" (2.13m x 3.11m)

Fitted with a range of drawer and base units with work surfaces over, complementary ceramic tiling, eye level wall cupboards, open ended shelving, stainless steel one and half bowl single drainer sink unit with hot and cold mixer tap, built-in oven, four ring hob, extractor hood, radiator, obscure glazed window, UPVC double glazed window to the front aspect, glazed door to:

### DINING ROOM/SUN LOUNGE

6' 9" x 13' 6" (2.08m x 4.12m)

This useful room can be used as a separate dining room and sun lounge and has UPVC wall panelling, radiator, full height UPVC double glazed window and UPVC double glazed door to the rear garden, UPVC double glazed door leading to:

### UTILITY ROOM

7' 2" x 12' 4" (2.19m x 3.76m)

Formerly the garage and now offering an excellent utility area, with power points, plumbing for washing machine, cold water supply tap, double wall cupboard, 'Worcester' central heating boiler, UPVC double glazed side door, UPVC double glazed doors leading to the fore garden.



## OUTSIDE

### REAR GARDEN

Being mainly paved with shaped border, summerhouse, timber fencing and brick wall enclosing the boundary.

### ANTI MONEY LAUNDERING

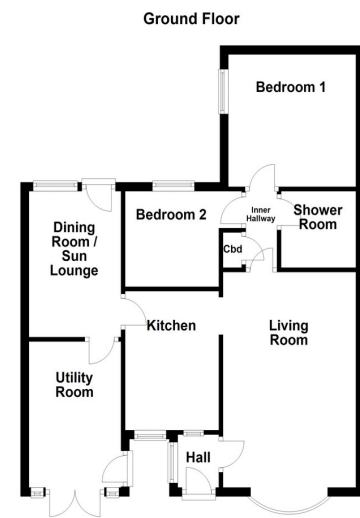
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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             |         | 86 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | 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