



Belmont Road

Wilnecote, Tamworth, Staffordshire, B77 5EH

£229,950

Property Features

- Spacious Semi Detached Property
- Entrance Porch
- Reception Hall
- Lounge/Dining Area
- Fitted Kitchen
- Three Double Bedrooms
- Family Bathroom
- First Floor WC
- Garage, Driveway
- Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious semi detached property situated upon this popular residential development and offered with no chain. The property, which offers enormous potential, benefits from UPVC double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hall, lounge/dining area, fitted kitchen, three double bedrooms, family bathroom, first floor WC, garage, attractive rear garden, driveway. Early internal viewing is highly advised.

This charming three bedroom semi detached property is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a tarmac driveway with block paved border surround, along with evergreen border providing plantation and evergreens, the driveway also provides access to the side entrance gate, up and over garage door and porch front entrance door.

ENTRANCE PORCH

Accessed via the obscure double glazed double opening front entrance doors with matching windows adjacent, surplus floor space, door into:

RECEPTION HALL

The welcoming reception hall provides great usable floor space and is accessed via the secure obscure double glazed front entrance door and has staircase off to first floor landing, radiator, ceiling light point, opaque glass wall, door leading to:

LOUNGE/DINING AREA

11' 9" x 16' 11" (3.58m x 5.16m)

The spacious lounge/dining area offers ample floor space for



free standing lounge and dining room furniture, with a feature gas fire with decorative surround, tiled backdrop and marble hearth, ceiling light point, two radiators, wall socket, telephone connection point (subject to regulations), TV connection point, UPVC double glazed window overlooking the rear garden, door into the understairs storage cupboard offering superb storage space, door into:

FITTED KITCHEN

9' 6" x 7' 6" (2.9m x 2.29m)

Benefitting from a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, recess and point for free standing cooker, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold taps over, matching range of wall units, housing for the 'Potterton Gold' combination boiler, UPVC double glazed window to the rear, obscure UPVC double glazed door leading out to the rear garden, ceiling light point, wall sockets, radiator, wood grain effect water resistant flooring.

FIRST FLOOR LANDING

Having a ceiling light point, loft hatch access, doors to:

BEDROOM ONE

12' 10" x 9' 6" (3.91m x 2.9m)

The double master bedroom provides floor space for free standing double bed, fitted wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

BEDROOM TWO

13' 0" x 8' 8" (3.96m x 2.64m)

Again being a double bedroom and having an open recess for free standing wardrobe, UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.

BEDROOM THREE

7' 8" x 12' 1" (2.34m x 3.68m)

The well proportioned third bedroom provides floor space for a free standing double bed and recess for free standing wardrobe, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

BATHROOM

6' 6" x 7' 6" (1.98m x 2.29m)

The matching three piece suite comprises of a panelled bath with hot and cold mixer tap over, hand wash basin with hot and cold mixer tap and toiletry storage beneath, toiletry



cabinet over and vanity mirror fronted door, corner shower unit with enclosed shower fitment, glass side screen and sliding glass doors, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, modern wood grain effect flooring.

FIRST FLOOR WC

4' 3" x 2' 3" (1.3m x 0.69m)

Having a ceiling light point, obscure UPVC double glazed window to the side aspect, close coupled WC and modern wood grain effect flooring.



OUTSIDE

GARAGE

Accessed via the up and over garage door from the tarmac driveway, the garage provides off road parking facilities or additional storage space and has an obscure UPVC double glazed window to the side, ceiling light point, wall socket.

REAR GARDEN

The attractive and quaint rear garden has continuing block paved patio area offering multiple outdoor seating areas, a shaped lawn positioned within the centre of the garden with borders surround offering a variety of evergreens and shrubbery, free standing timber shed situated to the left hand corner boundary, timber fence leading to the side entrance.

ANTI MONEY LAUNDERING

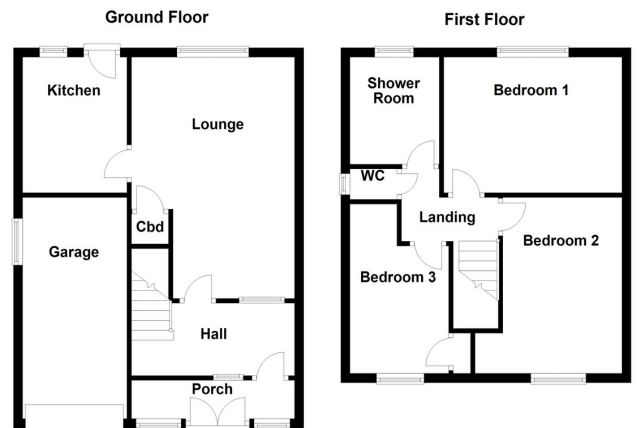
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	67 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