



Shelton Street

Wilnecote, Tamworth, B77 5DB

£165,000

Property Features

- Well Presented End of Terraced Residence
- Two Double Bedrooms
- Lounge
- Re-fitted Bathroom
- Dining Room
- Rear Garden
- Fitted Kitchen and Utility Room
- Ideal First Time Buyer or Investment Purchase
- Side Lean To
- Internal Viewing Is Highly Recommended

Full Description

Taylor Cole Estate Agent are delighted to offer for sale this very well presented end terraced house, situated in this popular residential location. The property has benefits to include both UPVC double glazing and gas fired central heating, with well presented accommodation briefly comprising of lounge, separate dining room, fitted kitchen, utility room, lean to, two bedrooms and luxury family bathroom, rear garden and being an ideal first time buyer or investment purchase. Internal viewing is strongly recommended.

This very well presented end terraced home is located in this popular residential location and would make a perfect first time buyers purchase with many items and furnishings available to be included in the sale. The property itself is entered a UPVC front door which leads to;

DINING ROOM

10' 11" x 11' 0" (3.33m x 3.35m)

This attractive dinning room has feature shelving with inset down lighters, solid oak flooring, coving to ceiling, two wall light points, designer radiator and UPVC double glazed window to front. An oak door leads through to;

LOUNGE

15' 4" x 11' 2" (4.67m x 3.4m)

The focal point of this room is the feature oak fire surround with tiled raised half, there are two wall light points and coving to ceiling and oak door with staircase leading off to the first floor landing, solid oak flooring, radiator, double doors leading to the lean to and an oak door leading through to;



FITTED KITCHEN

11' 3" x 6' 4" (3.43m x 1.93m)

Fitted with an excellent range of matching base units with roll top working surfaces over and complimentary tiling surrounds and inset single drainer stainless steel sink with hot and cold mixer tap sits below a UPVC double glazed window to side. There is a built in stainless steel electric oven with matching four ring hob, recess and plumbing for both automatic washing machine and dishwasher, further recess and point for additional free standing electrical appliance. There is a further range of matching wall mounted cupboards, ceiling strip light point, tiling to floor and an oak door leading to;



UTILITY ROOM

6' 2" x 7' 2" (1.88m x 2.18m)

The utility has a double base unit with roll top working surface over and inset single stainless steel sink with hot and cold mixer tap, space and point for american style fridge freezer, and an additional range of matching wall mounted cupboards. There is a single strip light point, radiator and obscure UPVC double glazed window to side.



LEAN TO

11' 0" x 4' 6" (3.35m x 1.37m)

This well presented room has full height wall tiling and karndean flooring, two wall light points and radiator and UPVC double glazed door leading out into the rear garden.

FIRST FLOOR LANDING

With wall light points and down lighter, access to loft, radiator and doors to;

BEDROOM ONE

10' 11" x 11' 1" (3.33m x 3.38m)

This double bedroom has a UPVC double glazed window to front, ceiling light point, coving to ceiling, radiator and laminate flooring.



BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.44m)

This further double bedroom with UPVC double glazed window over looking the rear garden, ceiling light point, coving to ceiling, radiator and laminate flooring.



LUXURY BATHROOM

10' 9" x 6' 2" (3.28m x 1.88m)

Beautifully re-fitted with white suite of panelled bath with chrome coloured shower fitment over and side shower screen, a close coupled WC and wash hand basin set in vanity unit, UPVC wall cladding, ceiling light point, tiling to floor, radiator, chrome coloured towel rail and built in airing cupboard housing the hot water tank and central heating boiler.

OUTSIDE

REAR GARDEN

There is an external cold water supply and a paved path way with rear canopy, with the garden itself having timber decking and bound on all sides by timber fencing.

ANTI MONEY LAUNDERING

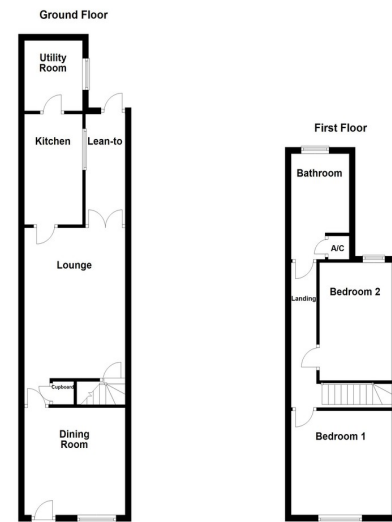
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	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