



Valley Drive

Wilnecote, Tamworth, Staffordshire, B77 5FL

Offers In Region Of £165,000

Property Features

- Charming and Well Presented Coach House
- Entrance Hall
- Through Landing
- Open Lounge/Kitchen Area
- Two Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Secluded Position
- Early Internal Viewing is Advised

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this charming and well presented coach house which enjoys a secluded position upon this modern residential development. The property benefits from no chain, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall and through landing, open lounge/kitchen area, two bedrooms, bathroom, garage, off road parking. Early internal viewing is highly advised.

Tucked away off Valley Drive, this private two bedroom coach house is the perfect opportunity for first time buyers, investors or downsizers alike, and begins with the tarmacadam car parking space which facilitates access to the up and over garage door and is positioned adjacent to the composite front entrance door which provides internal access.

ENTRANCE HALL AND FIRST FLOOR LANDING

Stepping in through the secure double glazed composite front entrance door, the entrance hall has tiled flooring, wall socket, ceiling light point, staircase leading to the through landing with two UPVC double glazed windows to the side aspect, three ceiling light points, radiator, wall socket, telephone connection point (subject to regulations), door into the storage cupboard, door into the airing cupboard enclosing the 'Glowworm' combination boiler, doors to:

OPEN LOUNGE AND KITCHEN AREA

This spacious open aspect room overlooks the fore through its two UPVC double glazed windows.



LOUNGE AREA

17' 0" x 11' 5" (5.18m x 3.48m)

The lounge area offers ample floor space for free standing lounge furniture and has ceiling light point, two radiators, wall sockets, TV connection point, open to:



FITTED KITCHEN

7' 9" x 6' 11" (2.36m x 2.11m)

Boasting a matching range of base and wall units, recess and plumbing for washing machine, built-in 'Whirlpool' oven with four ring gas hob, tiled splashback and 'Whirlpool' extractor hood over, square edge working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, ceiling light point, tile effect flooring.

BEDROOM ONE

13' 6" x 8' 6" (4.11m x 2.59m)

Benefitting from having built-in wardrobes enclosing hanging rails and shelving units and with twin mirror fronted sliding doors, UPVC double glazed window to the front aspect, radiator, wall sockets, telephone connection point (subject to regulations).



BEDROOM TWO

13' 5" x 7' 2" (4.09m x 2.18m)

Being a similar size to bedroom one and having a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.



BATHROOM

5' 11" x 7' 5" (1.8m x 2.26m)

The matching three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, panelled bath with hot and cold mixer tap and shower fitment above, radiator, ceiling light point, extractor fan, tiled flooring.



OUTSIDE

GARAGE

The up and over garage door is accessed from the tarmac parking space and has ceiling light point, wall socket, ample space for off road parking or additional storage facilities, along with a door which provides storage beneath the staircase.

ANTI MONEY LAUNDERING

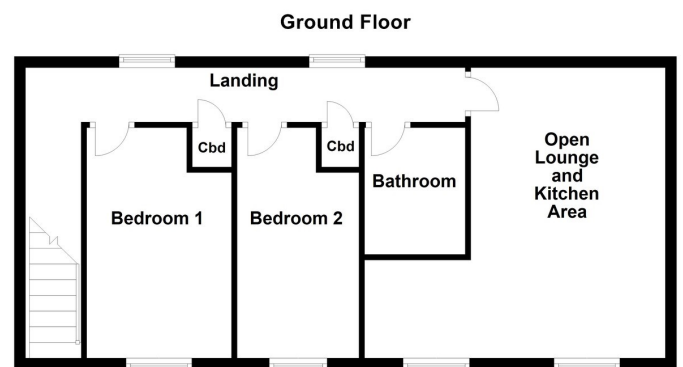
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C	71 C	71 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