



Hebden

Wilnecote, Tamworth, Staffordshire, B77 4HP

£224,950



# Property Features

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- Attractive Semi Detached Property
- No Onward Chain
- Entrance Hall
- Lounge
- Dining Room
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Garage, Driveway
- Well Presented Rear and Fore Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive semi detached property which has been immaculately maintained. The property benefits from double glazing and gas fired central heating, along with being sold with no onward chain, and accommodation briefly comprising: entrance hall, lounge, dining room, fitted kitchen, three bedrooms, family bathroom, garage, well presented rear and fore garden, tarmacadam driveway. Early internal viewing is considered essential.

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 nestled in an enviable position within this quaint cul-de-sac setting, and is set behind a neat lawned fore garden and tarmacadam driveway, which in turn provides access to the up and over garage door and UPVC front entrance door with canopy storm porch over.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, radiator, staircase off to the first floor landing, telephone connection point (subject to regulations), door into:

### LOUNGE

12' 6" x 15' 2" (3.81m x 4.62m)

The spacious lounge offers superb floor space for free standing lounge furniture and has a UPVC double glazed bow window overlooking the front aspect, ceiling light point, two wall mounted light points, feature gas fire display with decorative mantle surround, marble backdrop and marble hearth, wall sockets, TV connection point, door into:





## DINING ROOM

8' 3" x 8' 10" (2.51m x 2.69m)

Positioned between the lounge and the kitchen, the dining room offers floor space for free standing dining room table, ceiling light point, wall sockets, radiator, double glazed aluminium sliding doors opening out to the rear patio, door into:



## FITTED KITCHEN

7' 0" x 10' 5" (2.13m x 3.18m)

Offering a matching range of base units and drawers, recess and point for free standing fridge, tower oven display with built-in 'Belling' oven and grill with additional storage above and beneath, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, four ring 'Neff' gas hob with tiled splashback and extractor hood over, matching range of wall units offering further storage space, double glazed window overlooking the rear garden, ceiling light point, wall sockets, door into the understairs storage cupboard offering superb storage space and fitted shelving units, integral door into the garage, water resistant tile effect flooring.



## FIRST FLOOR LANDING

Having loft hatch access, radiator, wall socket, ceiling light point, UPVC double glazed window to the side aspect, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler and linen shelving unit, door into:

## BEDROOM ONE

9' 5" x 12' 2" (2.87m x 3.71m)

With a fitted wardrobe display, matching flyover cupboards, recess for free standing double bed, UPVC double glazed window to the front aspect, ceiling light point, radiator, wall sockets.



## BEDROOM TWO

8' 8" x 9' 4" (2.64m x 2.84m)

Again being a double bedroom and having built-in wardrobe enclosing hanging rail and shelving unit with triple ceiling to floor mirror fronted sliding doors, double glazed window overlooking the rear aspect, ceiling light point, radiator, wall socket.



## BEDROOM THREE

6' 0" x 9' 3" (1.83m x 2.82m)

Offering perfect use as a single bedroom, nursery or home office, the third bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front

aspect, fitted cupboard.

## BATHROOM

6' 6" x 6' 1" (1.98m x 1.85m)

The matching suite comprises of a WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold taps and shower fitment above, obscure double glazed window to the rear, radiator, ceiling light point, water resistant tile effect flooring.

## OUTSIDE

## GARAGE

Accessed via the up and over garage door from the driveway, the spacious tandem garage provides off road parking facilities or additional storage space and encloses a radiator, wall socket, recess and plumbing for washing machine, fitted wall and base units with laundry working surface, integral door into the kitchen, UPVC double glazed door leading out to:

## REAR GARDEN

Having a slabbed paved patio area offering outdoor seating and entertainment space, along with providing access to the rear garage door and free standing timber shed, a shaped lawn has borders surround offering evergreens and plantation, timber fencing to party boundary and concrete wall to the rear.

## ANTI MONEY LAUNDERING

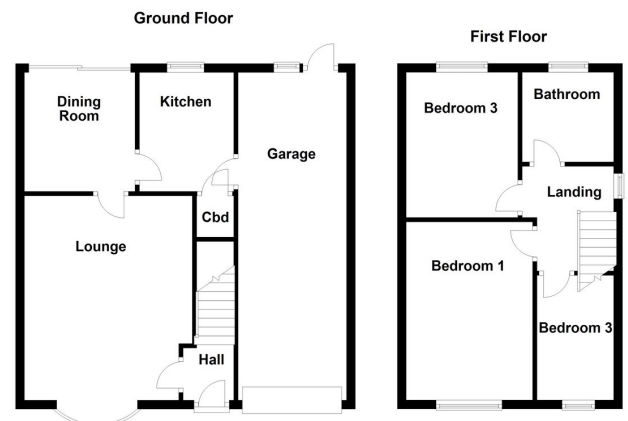
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		84 B
69-80	C		
55-68	D	67 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