



Telford Road

Coton Green, Tamworth, Staffordshire, B79 8EY

Offers In Region Of £250,000

# Property Features

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- Beautifully Presented and Modern Semi Detached Property
- Entrance Hall
- Lounge
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Detached Garage
- Well Maintained Rear Garden
- Newly Laid Tarmacadam Driveway with Block Paved Border
- Early Viewing Considered Essential

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented and modern semi detached property located in the popular area of Coton Green. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, fitted kitchen, three bedrooms, shower room, detached garage, well maintained rear garden, newly laid tarmacadam driveway with block paved border. Early internal viewing is considered essential.

This charming three bedroom semi detached home has been substantially upgraded by the current owner and is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a spacious tarmacadam driveway with block paved border which offers ample off road parking facilities, along with continuing side aspect leading to the double opening garage doors, and the front entrance door which is beneath a canopy storm porch with downlighters.

### ENTRANCE HALL

The welcoming entrance hall is accessed via the obscure double glazed UPVC front entrance door with matching ceiling to floor side screens, ceiling light point, radiator, wall socket, telephone connection point (subject to regulations), staircase off to the first floor landing with storage cupboard beneath, quality wood grain effect flooring, door into:

### LOUNGE

13' 5" x 14' 11" (4.09m x 4.55m)

Providing superb floor space for free standing lounge furniture, the lounge has a feature fire display with decorative surround, marble backdrop and marble hearth, ceiling light point, radiator, wall sockets, TV connection



point, UPVC double glazed French door opening out to the rear patio with matching double glazed side screens.

#### FITTED KITCHEN

10' 1" x 8' 7" (3.07m x 2.62m)

This stunning fitted kitchen boasts a matching range of shaker base units and drawers, with integrated full height fridge/freezer, recess and plumbing for washing machine, built-in 'Lamona' oven with matching four ring hob, tiled splashback and extractor hood over, square edge working surfaces with brick slip tiled surround, matching range of shaker wall units offering further storage space with two glass fronted display cabinets, ceiling downlighters, UPVC double glazed window to the front aspect, wall sockets, radiator, obscure UPVC double glazed door leading to the side, tiled wood grain effect flooring.

#### FIRST FLOOR LANDING

Having loft hatch access, wall socket, door into the airing cupboard enclosing the 'Vaillant' combination boiler and additional storage, doors to:

#### BEDROOM ONE

14' 10" x 8' 8" (4.52m x 2.64m)

The double master bedroom provides fantastic floor space for free standing bedroom furniture and has two UPVC double glazed windows to the rear, ceiling light point, radiator, wall sockets, LED lighting situated within the coving, wood grain effect flooring.

#### BEDROOM TWO

9' 6" x 7' 11" (2.9m x 2.41m)

Again being a double bedroom and having a ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect, TV connection point.

#### BEDROOM THREE

6' 7" x 6' 8" (2.01m x 2.03m)

Currently being utilised as a home office/craft room, the third bedroom has a UPVC double glazed window to the front aspect, radiator, wall socket, ceiling light point.

#### SHOWER ROOM

4' 7" x 7' 9" (1.4m x 2.36m)

Boasting ceiling to floor tiled surround, and a matching suite comprising of a close coupled WC and hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower with waterfall shower head, detachable hose and curtain rail surround, ceiling light point,



extractor fan, wall mounted heated towel rail, obscure UPVC double glazed window to the side, wet room flooring.

## OUTSIDE

### GARAGE

The detached garage is situated within the rear garden and accessed from the double opening side entrance gate, with the garage itself having an up and over garage door, ceiling light point, glazed windows to the rear, wall socket, floor space for off road parking or storage facilities.



### REAR GARDEN

This attractive rear garden has been immaculately maintained by the current owner and begins with the slabbed paved patio area which offers outdoor seating and entertainment space, along with access to the up and over garage door and double opening side entrance gates, a neat lawn is situated in the centre of the garden and continues into an L-shape with further patio area behind the garage and borders running adjacent with plantation and bark chippings, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

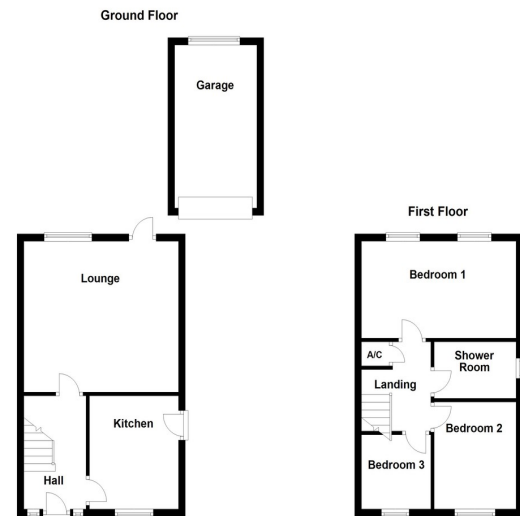
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 55 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