



Standedge

Wilnecote, Tamworth, Staffordshire, B77 4LB

Offers Over £219,950

Property Features

- Attractive and Well Maintained Semi Detached Property
- No Onward Chain
- Entrance Hall
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Three Bedrooms
- Bathroom
- Rear and Fore Gardens
- Slabbed Paved Pathway

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and very well maintained semi detached property located on this popular residential road of Standedge. The property benefits from UPVC double glazing, gas fired central heating and no onward chain, with the property itself comprising of: entrance hall, lounge, separate dining room, fitted kitchen, three bedrooms, bathroom, rear and fore gardens, slabbed paved driveway. Early internal viewing is considered essential.

This superb 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 positioned behind a neat lawned fore garden with a slabbed paved driveway adjacent offering fantastic off road parking facilities and access to the side entrance gate and the front entrance door.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door with matching side screen, and has ceiling light point, wall socket, door into the understairs storage cupboard enclosing superb storage space and shelving unit, door to:

LOUNGE

10' 8" x 15' 5" (3.25m x 4.7m)

Providing fantastic floor space for free standing lounge furniture and having a feature gas fire display with brick surround, quarry tiled mantle and quarry tiled hearth, with matching fitted TV unit, TV connection point, wall sockets, radiator, telephone connection point (subject to regulations), UPVC double glazed bow window overlooking the front aspect, two ceiling light points, door into:



DINING ROOM

7' 10" x 13' 2" (2.39m x 4.01m)

This versatile room is positioned between the lounge and the kitchen area, and has ceiling light point, radiator, wall socket, staircase off to first floor landing, double glazed sliding aluminium doors opening out to the rear patio, door into:



FITTED KITCHEN

7' 0" x 8' 7" (2.13m x 2.62m)

Having a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, built-in 'CDA' oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, wall mounted 'Worcester Bosch' combination boiler, UPVC double glazed window to the rear, ceiling light point, quality wood grain effect water resistant flooring.



FIRST FLOOR LANDING

With a UPVC double glazed picture window to the side aspect, ceiling light point, loft hatch access, wall socket, radiator, door into the storage cupboard enclosing linen shelving unit, doors to:

BEDROOM ONE

9' 4" x 11' 0" (2.84m x 3.35m)

Having ample floor space for free standing double bed, fitted wardrobe enclosing hanging rail and shelving unit with storage cupboards above, UPVC double glazed window to the front, ceiling light point, radiator, wall sockets.



BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m)

Again being a double bedroom and having UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, door into the built-in wardrobe offering hanging rail and shelving unit.

BEDROOM THREE

5' 11" x 8' 3" (1.8m x 2.51m)

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



BATHROOM

7' 4" x 6' 3" (2.24m x 1.91m)

Having ceiling to floor aquaboarding surround and a three piece suite which comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, panelled bath with hot and cold mixer tap and shower fitment above, ceiling light point, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, water resistant tile effect flooring.

OUTSIDE

REAR GARDEN

Stepping out onto the slabbed paved patio area with feature border and ample outdoor seating and entertainment space, with the patio leading to the side entrance gate and path to the neat lawn which is central to the garden and has borders surround offering evergreens and shrubbery, to the rear are pruned conifers offering privacy and screening, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

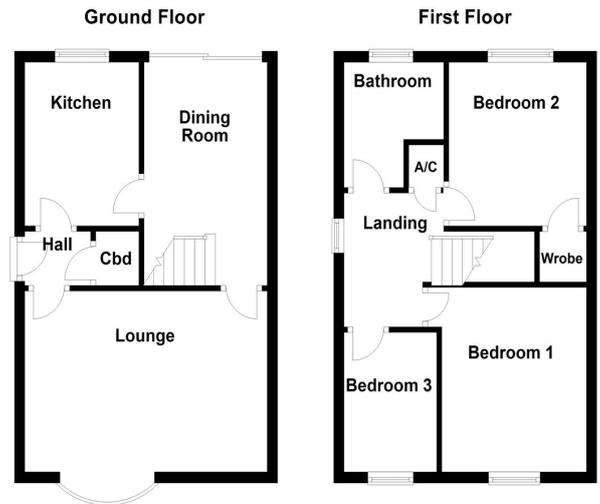
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		86 B
69-80	C		
55-68	D	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