



Lothersdale

Wilnecote, Tamworth, Staffordshire, B77 4HT

Offers In Excess Of £169,950

Property Features

- Deceptively Spacious and Well Presented Terraced Property
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Two Double Bedrooms
- Bathroom
- First Floor WC
- Attractive Rear Garden
- UPVC Double Glazing and Gas Fired Central Heating
- Early Internal Viewing Is Encouraged

Full Description

Taylor Cole Estate Agents are pleased to bring to market this deceptively spacious and well presented terraced property. Available 'for sale', the property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen/dining area, two double bedrooms, bathroom, first floor WC, attractive rear garden. Early internal viewing is encouraged.

Nestled in this private position, this two bedroom terraced home is conveniently situated close to local schooling, shopping amenities and commuter links, with ample communal parking available, a well presented fore garden is positioned adjacent to the composite front entrance door, with side entrance gate providing access to the rear garden.

ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having two ceiling light points, radiator, staircase off to first floor landing, wall socket, wood grain effect flooring, door into:

LOUNGE

10' 4" x 14' 3" (3.15m x 4.34m)

The spacious lounge offers superb floor space for free standing lounge furniture, and has UPVC double glazed sliding doors opening out to the rear patio area, two ceiling light points, radiator, wall sockets, wall mounted TV connection point, door into the understairs storage cupboard offering superb additional storage space, modern wood grain effect flooring.



KITCHEN/DINING AREA

12' 8" x 11' 1" (3.86m x 3.38m)

The open kitchen/dining area has a matching range of base and wall units, integrated dishwasher, integrated washing machine, integrated tumble dryer, full height larder style cupboard, complementary fitted wine rack, built-in 'Hotpoint' oven with matching four ring hob, tiled splashback and extractor hood over, solid oak working surfaces with up-stands, inset circular stainless steel sink with hot and cold mixer tap over, recessed drainer adjacent, wall sockets, complementary tiled surround, ceiling downlighters, radiator, UPVC double glazed window to the rear, door opening out to the rear patio, recess and point for free standing fridge/freezer, tiled flooring with floor space for free standing dining room table.



FIRST FLOOR LANDING

Having loft hatch access, two ceiling light points, wall socket, door into the storage cupboard offering superb storage space, door into the airing cupboard enclosing the pre-lagged hot water tank and lined shelving unit, door into:

BEDROOM ONE

11' 3" x 12' 6" (3.43m x 3.81m)

Offering ample floor space for free standing double bed and free standing wardrobes, ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear, modern wood grain effect flooring.



BEDROOM TWO

11' 3" x 10' 9" (3.43m x 3.28m)

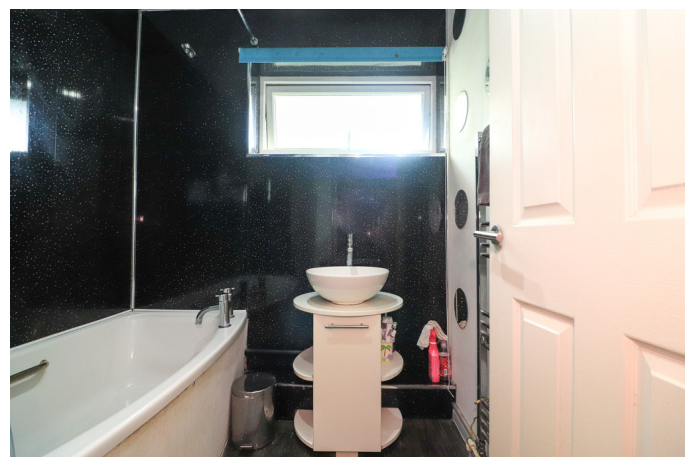
Again being a double bedroom and having open recess for free standing wardrobes, UPVC double glazed window to the rear, ceiling downlighters, wall socket.



BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

Benefitting from having half aquaboarded walls, and a matching suite which comprises of a hand wash basin with hot and cold mixer tap over, toiletry storage beneath, panelled bath with hot and cold mixer tap and shower fitment over with waterfall shower head and detachable hose, obscure UPVC double glazed window to the side aspect, ceiling downlighters, wall mounted heated towel rail, water resistant wood grain effect flooring.



WC

3' 1" x 5' 0" (0.94m x 1.52m)

Having a ceiling light point, radiator, close coupled WC, wood grain effect flooring.

OUTSIDE

REAR GARDEN

The attractive and spacious rear garden begins with the slabbed paved patio area which offers fantastic outdoor seating and entertainment space, along with a timber framed pergola, and access to the brick built storage shed, a lawn then continues to the rear of the garden, timber fencing surround and side entrance gate for bin access.



ANTI MONEY LAUNDERING

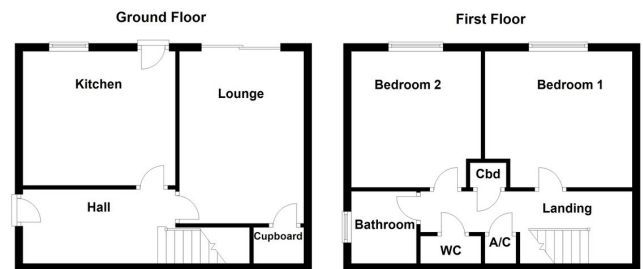
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		88 B
69-80	C		
55-68	D	67 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