



Edgar Close

Coton Green, Tamworth, Staffordshire, B79 8NE

Offers Over £250,000

# Property Features

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- Superb Semi Detached Residence
- Through Entrance Hall
- Spacious Lounge/Dining Area
- Fitted Kitchen
- Three Bedrooms
- Family Bathroom
- Attractive Rear and Fore Gardens
- Block Paved Driveway
- Corner Plot Position
- Internal Viewing Recommended

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this superb semi detached residence in a corner plot position within this sought after cul-de-sac. The property benefits from scope to extend (subject to necessary planning permissions and regulations), recently installed UPVC double glazing and gas fired central heating, with accommodation comprising: through entrance hall, spacious lounge/dining area, fitted kitchen, three bedrooms, family bathroom, attractive rear and fore gardens, block paved driveway. Internal viewing is strongly recommended.

This superb three bedroom semi detached family home enjoys an open aspect to Wigginton Park with fantastic views and walks, with the property positioned behind a neat lawned fore garden with borders, block paved driveway providing off road parking facilities and access to the double opening wrought iron gates which open to the side aspect, secure composite entrance door providing access to the property.

### THROUGH ENTRANCE HALL

With obscure double glazed side screen, ceiling light point, radiator, wall socket, staircase off to the first floor landing, wood grain effect flooring, door to:

### LOUNGE/DINING AREA

10' 9" x 24' 9" (max) (3.28m x 7.54m)

A spacious lounge/dining area with a UPVC double glazed bow window overlooking the front aspect, UPVC double glazed opening French doors with matching side screens opening to the rear patio, two ceiling light points, wall sockets, TV connection point, fire display with decorative surround, marble backdrop and marble hearth, column radiator, ample floor space for free standing lounge furniture and free standing dining room table.



### FITTED KITCHEN

9' 4" x 7' 7" (2.84m x 2.31m)

Fitted with a matching range of base units and drawers, recess and plumbing for washing machine, integrated fridge, recess and point for free standing freezer, built-in 'Bosch' oven with four ring hob, tiled splashback and extractor hood over, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units, complementary display shelving units, door into the understairs storage cupboard offering further storage space, UPVC double glazed window overlooking the rear garden, obscure UPVC double glazed door to the side aspect, ceiling light point, radiator, tiled flooring.



### FIRST FLOOR LANDING

Having loft hatch access, UPVC double glazed window to the side aspect with superb outlook across Wigginton Park, ceiling light point, wall socket, door into storage cupboard enclosing towel shelving unit, doors to:



### BEDROOM ONE

12' 5" x 11' 3" (3.78m x 3.43m)

Bedroom one has a UPVC double glazed window to the front aspect, ceiling light point, wall socket, radiator.

### BEDROOM TWO

10' 4" x 9' 6" (3.15m x 2.9m)

Again being a double bedroom and having range of fitted wardrobes and cupboards enclosing hanging rail, shelving unit and recess, UPVC double glazed window to the rear, ceiling light point, wall socket, radiator.



### BEDROOM THREE

8' 0" x 7' 10" (2.44m x 2.39m)

Positioned to the front of the property, the well proportioned third bedroom has fitted wardrobes enclosing hanging rail and shelving unit, ceiling light point, radiator, UPVC double glazed window to the front.



**BATHROOM**

7' 8" x 5' 4" (2.34m x 1.63m)

Fitted with a three piece suite comprising of close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, P-shaped bath with hot and cold mixer tap and shower fitment over, ceiling to floor tiled surround and glass side screen, obscure UPVC double glazed window to the rear, ceiling light point, radiator, wood grain effect flooring.

**OUTSIDE**

**REAR GARDEN**

The private rear garden has a slabbed paved patio area with continuing slabbed paved side aspect offering enormous potential for extension (subject to necessary planning permission and regulations) or additional off road parking, continuing concrete path leading to the side of the lawn which occupies the centre of the garden and houses the free standing timber shed, trellis fencing partitions the second half of the garden where there is a secondary lawn area, slabbed paving and further outdoor living space, timber fencing and secure rail and post fencing to all boundaries.

**ANTI MONEY LAUNDERING**

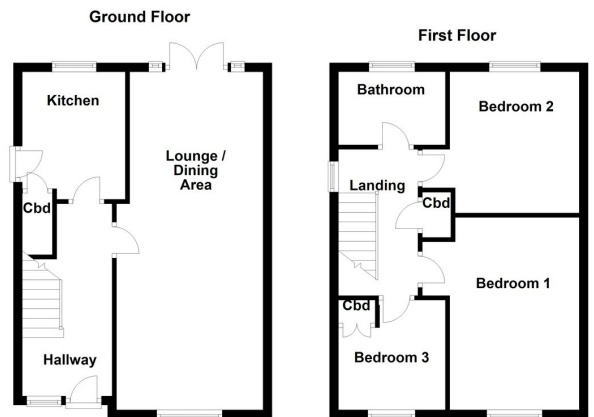
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		84   B
69-80	C		
55-68	D	64   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