

Mildenhall

Tamworth, Staffordshire, B79 8RZ

£285,000

Property Features

- Well Presented Three Bedroomed Semi Detached Residence
- Refitted Kitchen
- Porch Entrance
- Spacious Utility Room, Guest Cloakroom
- Reception Hall/Through Hallway
- Three Bedrooms, Refitted Shower Room
- Lounge
- Partially Converted Garage, Driveway, Good Sized Rear Garden
- Dining Room, Conservatory
- No Chain

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this well presented three bedroomed semi detached residence situated on the north side of town in this most popular and highly desirable residential area. The property offers extended accommodation briefly comprising: enclosed porch entrance, reception hall/through hallway, lounge, dining room, UPVC double glazed conservatory, refitted kitchen, spacious utility room, guest cloakroom, internal access to the side garage which is partially converted to create an additional utility area, three bedrooms, refitted shower room, good sized well maintained rear garden, practical fore garden with driveway providing ample off road parking and access to the garage. No chain.

This most pleasant three bedroomed semi detached residence is situated within this highly regarded and sought after residential area, with the property being set back from the roadside behind a practical fore garden with double length driveway providing off road parking and access to the side garage, garden area to incorporate evergreen shrubbery and flowering plants, stone chipped garden areas complement the fore garden.

ENCLOSED PORCH ENTRANCE

Having UPVC entrance door with obscure double glazed inset and side UPVC double glazed windows, wall light, tiled flooring, composite entrance door with obscure double glazed inset leading through to:

RECEPTION HALL

Having radiator with shelving over, power point, central heating thermostat, understairs storage cupboard with shelving, staircase off to the first floor landing, doors off to:

LOUNGE

13' 8" x 9' 10" (4.17m x 3m)

Having feature stone fire surround, raised marble hearth and matching inset to incorporate 'living flame' gas fire, coving to ceiling, double panelled radiator, ceiling light point, power points, UPVC double glazed bay window to the front aspect, feature archway leading to:



DINING ROOM

9' 9" x 8' 6" (2.97m x 2.59m)

With a radiator, ceiling light point, coving to ceiling, power points, UPVC double glazed sliding patio door leading through to:

CONSERVATORY

8' 9" x 9' 0" (2.67m x 2.74m)

Being a UPVC double glazed and brick built conservatory with double power points, UPVC double glazed French doors to the garden patio.

FITTED KITCHEN

9' 8" x 8' 1" (2.95m x 2.46m)

Being a fitted kitchen offering an excellent range of fitted drawer and base units with work surfaces over and complemented by matching eye level wall cupboards and ceramic tiled surrounds, inset stainless steel one and half bowl single drainer sink unit with hot and cold mixer tap, 'Bosch' built-in double oven and grill, 'Bosch' four ring gas hob with extractor canopy over, double power points, central heating programmer, coving to ceiling, UPVC double glazed window with pleasant outlook to the rear garden, door off to:

UTILITY ROOM

7' 6" (max) x 15' 6" (max) (2.29m x 4.72m)

Being a good sized utility and offering base units with work surface over, appliance space and plumbing for automatic washing machine, matching eye level wall cupboards, full height storage cupboard, double power point, UPVC double glazed windows to the rear garden, UPVC double glazed door leading out to the rear garden, door providing internal access to the garage, door off to:

GUEST CLOAKROOM

3' 9" x 5' 2" (1.14m x 1.57m)

Having a white suite comprising wash basin with hot and cold mixer tap and complementary tiled surround, close coupled WC, ceiling light point, tiled window shelving, UPVC obscure double glazed window to the rear aspect.

FIRST FLOOR LANDING

With power point, loft access, side UPVC obscure double glazed window, doors off to:

BEDROOM ONE

12' 9" x 9' 11" (3.89m x 3.02m)

Having two double fitted wardrobes with hanging rails and shelving, radiator, power points, coving to ceiling, airing cupboard with shelving and housing the hot water tank, UPVC double glazed window to the rear aspect.

BEDROOM TWO

10' 1" x 9' 10" (3.07m x 3m)

With two double fitted wardrobes with hanging rails and shelving and central full height mirror, coving to ceiling, power points, radiator with shelving over, UPVC double glazed window to the



front aspect.

BEDROOM THREE

6' 11" x 9' 9" (2.11m x 2.97m)

With radiator, power points, UPVC double glazed window to the front aspect.

SHOWER ROOM

4' 11" x 6' 10" (1.5m x 2.08m)

Having been refitted and being fully tiled complementing the white suite comprising of wash basin with hot and cold mixer tap set into vanity unit with double storage cupboard, close coupled WC, full width walk-in shower with 'Mira' shower fitment, radiator, UPVC obscure double glazed window to the rear aspect.



OUTSIDE

REAR GARDEN

Being a most pleasant and well maintained rear garden with paved patio with three wrought iron gates providing access to the main garden area, external cold water supply tap, two well maintained lawns with dividing pathway and side borders offering a range of flowering plants and evergreen shrubbery, additional paved patio, fruit trees, large garden shed with power supply and UPVC double glazed window, storage space to the side of the shed, gateway leading through to an enclosed garden area with raised vegetable planters, garden greenhouse, with the garden enclosed by timber fencing to the boundaries.

GARAGE

The garage is currently sectioned to form garage storage space and additional good sized utility area, being easily converted back into a standard garage, with up and over garage door, fluorescent lighting, work bench with storage space beneath, wall cupboards, full height fitted double cupboard, door providing internal access to the main utility.

ANTI MONEY LAUNDERING

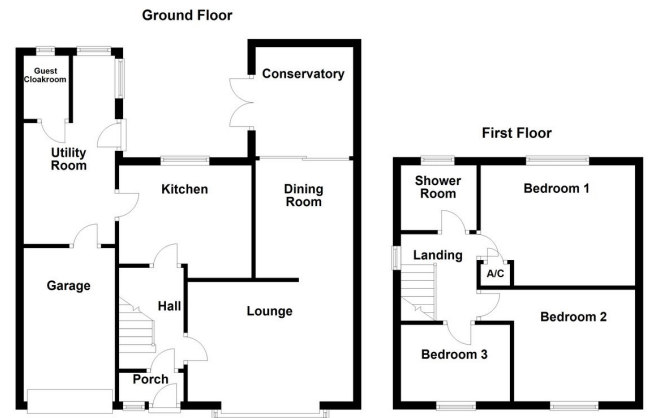
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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