



Leedham Avenue

Bolehall, Tamworth, Staffordshire, B77 3LZ

£220,000

Property Features

- Traditional and Well Presented Semi Detached Property
- Entrance Hall
- Fitted Kitchen
- Lounge
- Three Bedrooms
- Bathroom
- Side and Rear Garden
- Block Paved Driveway
- Popular Residential Development
- Viewing Considered Essential

Full Description

Taylor Cole Estate Agents are pleased to bring to the open market this traditional and well presented semi detached property located on this popular residential development. The property, which is available 'for sale', benefits from UPVC double glazing and an enviable sized plot, with the accommodation briefly comprising: entrance hall, fitted kitchen, lounge, three bedrooms, bathroom, side and rear garden, block paved driveway. Early internal viewing is considered essential.

This attractive three bedroom semi detached property is being sold with the added benefit of having no onward chain, and is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a block paved driveway offering ample off road parking facilities, and which in turn provides access to the side entrance gate and UPVC front entrance door.

ENTRANCE HALL

Accessed via the UPVC front entrance door and having ceiling to floor double glazed side screens, ceiling light point, staircase off to first floor landing with storage cupboard beneath, wall socket, telephone connection point (subject to regulations), wall mounted electric heater, doors off to:

FITTED KITCHEN

8' 7" x 10' 3" (2.62m x 3.12m)

Having a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, recess and gas point for free standing cooker with 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, continuing breakfast bar with chair recess beneath, matching range of



wall units offering further storage space, UPVC double glazed window to the front aspect, obscure double glazed door to the side aspect, ceiling light point, wall sockets, wall mounted electric heater.

LOUNGE

13' 0" x 15' 0" (3.96m x 4.57m)

Offering ample floor space for free standing lounge furniture and having a feature gas fire display with natural stone surround, UPVC double glazed bow window overlooking the rear garden with matching door adjacent, wall sockets, ceiling light point, TV connection point.



FIRST FLOOR LANDING

Having loft hatch access, wall sockets, door into the airing cupboard enclosing the pre-lagged hot water tank, door to:

BEDROOM ONE

15' 2" x 8' 10" (4.62m x 2.69m)

The double master bedroom has two UPVC double glazed windows overlooking the rear garden, ceiling light point, wall sockets, telephone connection point (subject to regulations).



BEDROOM TWO

8' 0" x 9' 7" (2.44m x 2.92m)

Again being a double bedroom and having a wall mounted electric heater, UPVC double glazed window to the front aspect, ceiling light point, wall socket.

BEDROOM THREE

6' 9" x 6' 9" (2.06m x 2.06m)

This single bedroom is ideal to be utilised as a nursery or home office and has a ceiling light point, wall socket, UPVC double glazed window to the front aspect.



REFITTED BATHROOM

7' 10" x 4' 7" (2.39m x 1.4m)

Having ceiling to floor tiled surround, close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, P-shaped bath with hot and cold mixer tap and shower fitment above, wall mounted heated towel rail, ceiling downlighters, obscure UPVC double glazed window to the side, tile effect water resistant flooring.



OUTSIDE

REAR GARDEN

This attractive rear garden is situated to both the side and rear of this enviable plot, with the side aspect providing enormous potential for extension (subject to necessary planning and regulations), with the area currently having a slabbed paved patio area, side entrance gate leading to the front driveway and free standing timber shed, with a further slabbed paved patio area offering additional outdoor seating space, borders reside in front of the raised lawned area which continues to both the rear and side boundaries, with borders surrounding offering a variety of evergreens, shrubbery and mature trees, a second outdoor timber shed occupies the left hand corner boundary, with timber fencing to all boundaries.



ANTI MONEY LAUNDERING

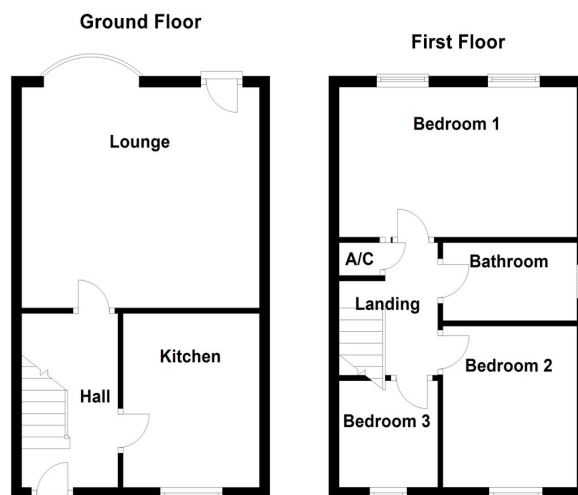
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
39-54	E	53 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