



Maple Rise

Amington, Tamworth, Staffordshire, B77 4FB

Offers In Region Of £185,000

# Property Features

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- Very Well Presented End of Terraced Residence
- Entrance Hall
- Lounge
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Rear and Fore Gardens
- Two Car Parking Spaces
- Popular Location of Amington
- Internal Viewing is Considered Essential

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this very well presented end of terraced residence situated within the popular location of Amington. The property benefits from UPVC double glazing and gas fired central heating, with a number of newly installed radiators throughout the property and with the property briefly comprising: entrance hall, lounge, kitchen, two double bedrooms, family bathroom, rear and fore gardens, two car parking spaces. Early internal viewing is considered essential.

This attractive and well appointed end of terraced residence is conveniently situated a short distance away from local schooling, shopping amenities and commuter links, with the property itself having a lawned fore garden with wrought iron railings to the front, a continuing path leads to the front entrance door and side entrance gate, to the rear is a residents car park where you will find the property's two car parking spaces and rear access to the property via the rear entrance gate.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having wall socket, ceiling light point, modern wood grain effect flooring, door into:

### LOUNGE

11' 2" x 18' 3" (3.4m x 5.56m)

Positioned to the front of the property, the lounge has a UPVC double glazed window overlooking the front aspect, two ceiling light points, radiator, wall sockets, TV connection point, feature fire display with decorative surround, modern wood grain effect flooring, staircase off to first floor landing, door into the understairs storage cupboard enclosing superb storage space, door into:



## FITTED KITCHEN

11' 3" x 7' 10" (3.43m x 2.39m)

Having a matching range of base and wall units, recess and plumbing for washing machine, recess and point for fridge/freezer, built-in 'Hotpoint' oven with four ring gas 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 above, complementary tiled surround, wall sockets, housing for the 'Potterton' boiler, UPVC double glazed window overlooking the rear garden, matching door leading out to the patio, radiator, ceiling light point, tiled flooring.



## FIRST FLOOR LANDING

With a UPVC double glazed window to the side aspect allowing natural light source, ceiling light point, loft hatch access, wall socket, modern wood grain effect flooring, doors off to:

## BEDROOM ONE

9' 10" x 11' 2" (3m x 3.4m)

The double master bedroom offers floor space for free standing double bed and free standing wardrobes, two UPVC double glazed windows overlooking the front aspect, ceiling light point, radiator, wall sockets, modern wood grain effect flooring.



## BEDROOM TWO

11' 3" x 7' 10" (3.43m x 2.39m)

Again being a double bedroom and having UPVC double glazed window overlooking the rear garden, radiator, wall socket, ceiling light point, modern wood grain effect flooring.

## BATHROOM

8' 3" x 5' 3" (2.51m x 1.6m)

This matching three piece suite comprises of a WC, pedestal hand wash basin with hot and cold taps over, toiletry storage cabinet above with vanity mirror fronted door, panelled bath with hot and cold taps with 'Mira' shower fitment above and glass side screen, door into the overstairs airing cupboard enclosing the pre-lagged hot water tank, wall mounted heated towel rail, ceiling light point, extractor fan, tiled flooring.



## OUTSIDE

### REAR GARDEN

This attractive rear garden begins with the patio area which offers superb outdoor seating and entertainment space, continuing path leading to the side entrance gate, path through the garden to the rear entrance gate which in turn opens to the two car parking spaces, a neat lawn occupies the centre of the garden with borders to the left hand side providing a variety of evergreens and shrubbery, free standing timber shed situated in the left hand corner boundary offering outdoor storage space, 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.

