



Cromwell Road

Coton Green, Tamworth, Staffordshire, B79 8ND

£299,950



# Property Features

---

- Well Presented Three Bedroom Link Detached Residence
- Reception Hall
- Guest Cloakroom
- Fitted Kitchen
- Lounge/Diner
- Three Bedrooms
- Shower Room
- Side Garage
- Fully Enclosed Rear Garden
- No Onward Chain

## Full Description

---

Taylor Cole Estate Agents are delighted to offer 'for sale' this well presented three bedroom link detached residence situated within this most desirable and sought after residential area, with the property briefly comprising: practical fore garden laid to driveway providing off road parking and access to the side garage, reception hall, guest cloakroom, fitted kitchen, lounge/diner, three bedrooms two with fitted wardrobes, shower room, side garage, fully enclosed rear garden. Internal viewing is highly advised. No onward chain.

This most well presented three bedroom link detached residence is set back from the roadside behind a practical tarmac for garden with block paved border providing ample off road parking, and to the entrance there is lantern lighting and an external cold water supply tap.

### RECEPTION HALL

Having UPVC entrance door with obscure double glazed window, laminate flooring, staircase off to the first floor landing, radiator, power point, understairs storage cupboard with power points and lighting, doors off to:

### GUEST CLOAKROOM

5' 11" x 2' 6" (1.8m x 0.76m)

Being fully tiled and having a white suite comprising close coupled WC, vanity wash basin with hot and cold mixer tap set into vanity unit with double storage cupboard, radiator, tiled flooring, 'Worcester' central heating boiler, UPVC obscure double glazed window to the front aspect.



### FITTED KITCHEN

15' 1" x 9' 9" (4.6m x 2.97m)

Offering an excellent range of fitted units comprising of drawer and base units with work surfaces over, inset stainless steel circular sink and circular drainer unit with hot and cold mixer tap, two display cabinets, built-in oven, four ring electric hob with extractor hood over, built-in microwave, appliance space and plumbing for automatic washing machine, additional appliance space, double panelled radiator, power points, ceiling downlighters, window shelving and UPVC double glazed window to the front aspect, double doors leading through to:



### LOUNGE/DINER

16' 1" x 11' 9" (4.9m x 3.58m)

Having feature fire surround with raised hearth and incorporating 'living flame' gas fire, ceiling downlighters, laminate flooring, radiator, double and single power points, UPVC double glazed window, UPVC double glazed French doors leading out to the rear garden.



### FIRST FLOOR LANDING

Having side UPVC double glazed window, access to the loft space via the drop down loft ladder, full height airing cupboard incorporating the pre-lagged hot water tank and shelving, central heating programmer, doors off to:

### BEDROOM ONE

11' 9" x 9' 7" (3.58m x 2.92m)

With radiator, double and single power points, two double fitted wardrobes with hanging rails, shelving and fitted drawers, laminate flooring, UPVC double glazed window to the front aspect.



### BEDROOM TWO

11' 9" x 8' 5" (3.58m x 2.57m)

Having two double fitted wardrobes with hanging rails, shelving and fitted drawers, along with mirror fronted doors, double power points, radiator, laminate flooring, UPVC double glazed window with outlook to the rear aspect.

### BEDROOM THREE

8' 10" x 7' 6" (2.69m x 2.29m)

Having radiator, double power points, laminate flooring, UPVC double glazed window to the rear aspect.



## SHOWER ROOM

6' 3" x 6' 2" (1.91m x 1.88m)

Being fully tiled complementing the white suite comprising pedestal wash basin, close coupled WC, enclosed shower cubicle, ceiling downlighters, radiator, chrome towel radiator, tiled flooring, UPVC obscure double glazed window to the front aspect.

## OUTSIDE

### SIDE GARAGE

Having UPVC doors, double power points, ceiling light point, UPVC double glazed window to the rear garden, UPVC courtesy door to the rear garden.

### REAR GARDEN

Having full width paved patio, steps leading up to a neat shaped lawn with borders offering a variety of evergreen shrubbery, side raised planter with flowering plants and evergreen shrubbery, timber fencing enclosing the boundaries.

### ANTI MONEY LAUNDERING

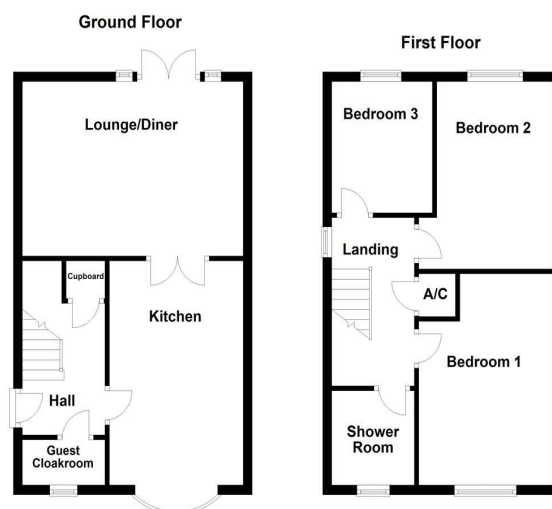
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		82 B
69-80	C		
55-68	D	64 D	
39-54	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 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