



Repington Road North

Amington, Tamworth, Staffordshire, B77 4AA

Offers Over £270,000

Property Features

- Extended and Deceivingly Spacious Semi Detached Bungalow
- Entrance Hall
- Lounge/Dining Area
- Breakfast Kitchen
- Shower Room
- Utility Room
- Garage
- Rear and Fore Gardens
- Driveway

Full Description

Taylor Cole Estate Agents are pleased to bring to market this extended and deceivingly spacious semi detached bungalow situated in this popular part of Amington. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge/dining area, breakfast kitchen, two double bedrooms, shower room, utility room, garage, rear and fore gardens, driveway. Early internal viewing is considered essential.

This charming two bedroom bungalow is sold with the added benefit of no onward chain and is set behind a flagstone fore garden with borders surround offering evergreens and shrubbery, a slabbed paved driveway is positioned adjacent offering off road parking facilities along with access to the up and over garage door and UPVC front entrance door.

ENTRANCE HALL

Accessed via the secure UPVC front entrance door and having matching double glazed windows adjacent, wall mounted light point, radiator, inset brushed doormat, doors off to:

LOUNGE/DINING AREA

9' 3" x 23' 6" (2.82m x 7.16m)

The open lounge/dining area offers fantastic floor space for both free standing lounge and dining room furniture, with a UPVC double glazed bow window overlooking the front aspect, two wall mounted light points, ceiling light point, radiator, feature gas fire display with decorative surround, marble backdrop and marble hearth, wall sockets, telephone connection point (subject to regulations), door leading to the inner hallway.

BREAKFAST KITCHEN



23' 2" x 7' 9" (7.06m x 2.36m)

This galley style kitchen has a matching range of base and wall units with integrated fridge, built-in 'Rangemaster' oven with additional storage above and beneath, roll top working surfaces with tiled surround, wall sockets, inset stainless steel sink and drainer unit with hot and cold mixer tap over, four ring hob with tiled splashback and extractor hood above, two ceiling light points, radiator, floor space for breakfast table with UPVC double glazed window to the front aspect, tile effect flooring, door into:



UTILITY ROOM

7' 11" x 7' 7" (2.41m x 2.31m)

Having a roll top working surface with recess and plumbing for washing machine, radiator, perspex roof, wall sockets, door to the rear garden, internal door into the garage, tile effect flooring.



INNER HALLWAY

Having loft hatch access, ceiling light point, door into the hallway storage cupboard, doors off to:

BEDROOM ONE

12' 7" x 12' 3" (3.84m x 3.73m)

This extended bedroom offers floor space for free standing double bed and has ample floor space for free standing wardrobes, UPVC double glazed window to the rear, radiator, ceiling light point, wall socket.



BEDROOM TWO

10' 3" x 9' 8" (3.12m x 2.95m)

Again being a double bedroom and having a fitted display of wardrobes enclosing hanging rail and shelving unit, with fitted central dresser, vanity mirror above and further flyover cupboards over, UPVC double glazed window to the rear, ceiling light point, radiator, wall socket.



SHOWER ROOM

9' 0" x 8' 5" (2.74m x 2.57m)

This matching suite comprises of a close coupled WC set within vanity unit and hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower unit with enclosed shower fitment, glass side screen and sliding glass doors, further fitted storage cupboards, obscure UPVC double glazed window, ceiling downlighters, wall mounted heated towel rail, door into the airing cupboard enclosing the 'Baxi' combination boiler, tiled flooring.

OUTSIDE

GARAGE

Having an up and over garage door accessed from the front driveway, ceiling light point, wall socket, integral door into the utility room.

REAR GARDEN

This attractive outdoor seating area begins with the slabbed paved patio area offering outdoor seating and entertainment space, with a neat lawn occupying the centre of the garden with borders surround offering a variety of evergreens and shrubbery, to the rear of the garden is a gravelled section with access to the free standing timber shed, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

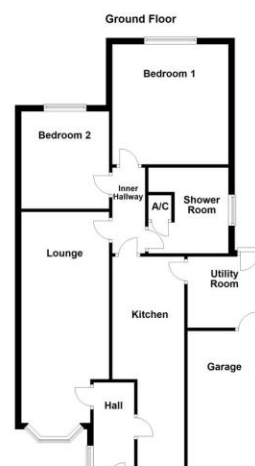
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		82 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