



Elm Tree Walk

Coton Green, Tamworth, Staffordshire, B79 8LL

Offers In Region Of £212,000

Property Features

- Attractive Semi Detached Bungalow
- Entrance Hall
- Lounge
- Conservatory
- Fitted Kitchen
- Two Bedrooms
- Shower Room
- Low Maintenance Fore Garden
- Lawned Fore Garden
- Garage

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this attractive semi detached bungalow located in this private position within the popular area of Coton Green. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, conservatory, fitted kitchen, two bedrooms, shower room, low maintenance rear garden, lawned fore garden, garage. Early internal viewing is considered essential.

This superb two bedroom semi detached bungalow is sold with the added benefit of having no onward chain and can be accessed either from the front or rear, with a lawned area to the fore along with a slabbed paved path which leads to the front entrance door and side entrance gate, to the rear you can access the up and over garage door and rear entrance gate which in turn provides access to the rear garden.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, loft hatch access with fitted drop down ladder, radiator, wall socket, wood grain effect flooring, doors off to:

LOUNGE

17' 0" x 13' 5" (5.18m x 4.09m)

The attractive lounge offers superb floor space for free standing lounge furniture and has a feature electric fire display with decorative surround, marble effect backdrop and matching hearth, two ceiling light points, two radiators, wall sockets, telephone connection point (subject to regulations), TV connection point, sliding doors into:



CONSERVATORY

9' 3" x 9' 1" (2.82m x 2.77m)

Being of brick and UPVC and having a perspex roof with double glazed windows surround, French doors opening to the rear patio, wall socket, radiator, wood grain effect flooring.



FITTED KITCHEN

8' 7" x 9' 11" (2.62m x 3.02m)

Offering a matching range of base units and drawers and having recess and plumbing for washing machine, recess and point for free standing cooker, recess and point for free standing fridge/freezer, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, wall sockets, matching range of wall units offering further storage space, 'Worcester Bosch' combination boiler, ceiling light point, UPVC double glazed window overlooking the rear garden with matching door adjacent, radiator, wood grain effect flooring.



BEDROOM ONE

11' 10" x 8' 1" (3.61m x 2.46m)

With a fitted display of wardrobes enclosing hanging rail and shelving unit with triple ceiling to floor sliding doors, UPVC double glazed window to the front aspect, radiator, wall sockets.



BEDROOM TWO

8' 1" x 8' 9" (2.46m x 2.67m)

Having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

SHOWER ROOM

6' 2" x 5' 6" (1.88m x 1.68m)

Having a combination of tiles and aquaboard surround, along with a three piece suite which comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over, corner shower unit with enclosed 'Triton' shower fitment, glass side screen and sliding glass doors, wall mounted heated towel rail, ceiling light point, extractor fan, obscure UPVC double glazed window to the side, tile effect flooring.



OUTSIDE

DETACHED GARAGE

Accessed via the up and over garage door and offering superb off road parking facilities or additional storage space, with the garage having a ceiling light point, wall socket, glazed window to the rear, door opening out to:

REAR GARDEN

The attractive and low maintenance rear garden has ample outdoor space across its slabbed paved patio area for outdoor seating and entertainment space, along with access to the side entrance gate, external cold water tap and free standing timber shed, which in turn provides internal power, an artificial lawn has borders to the rear enclosing mature trees, with timber fencing to all boundaries and rear entrance gate.

ANTI MONEY LAUNDERING

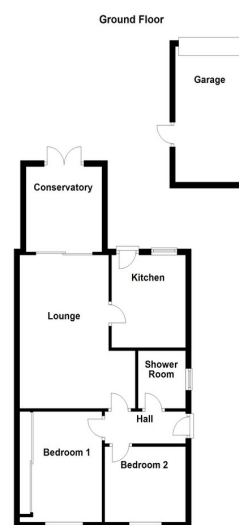
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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