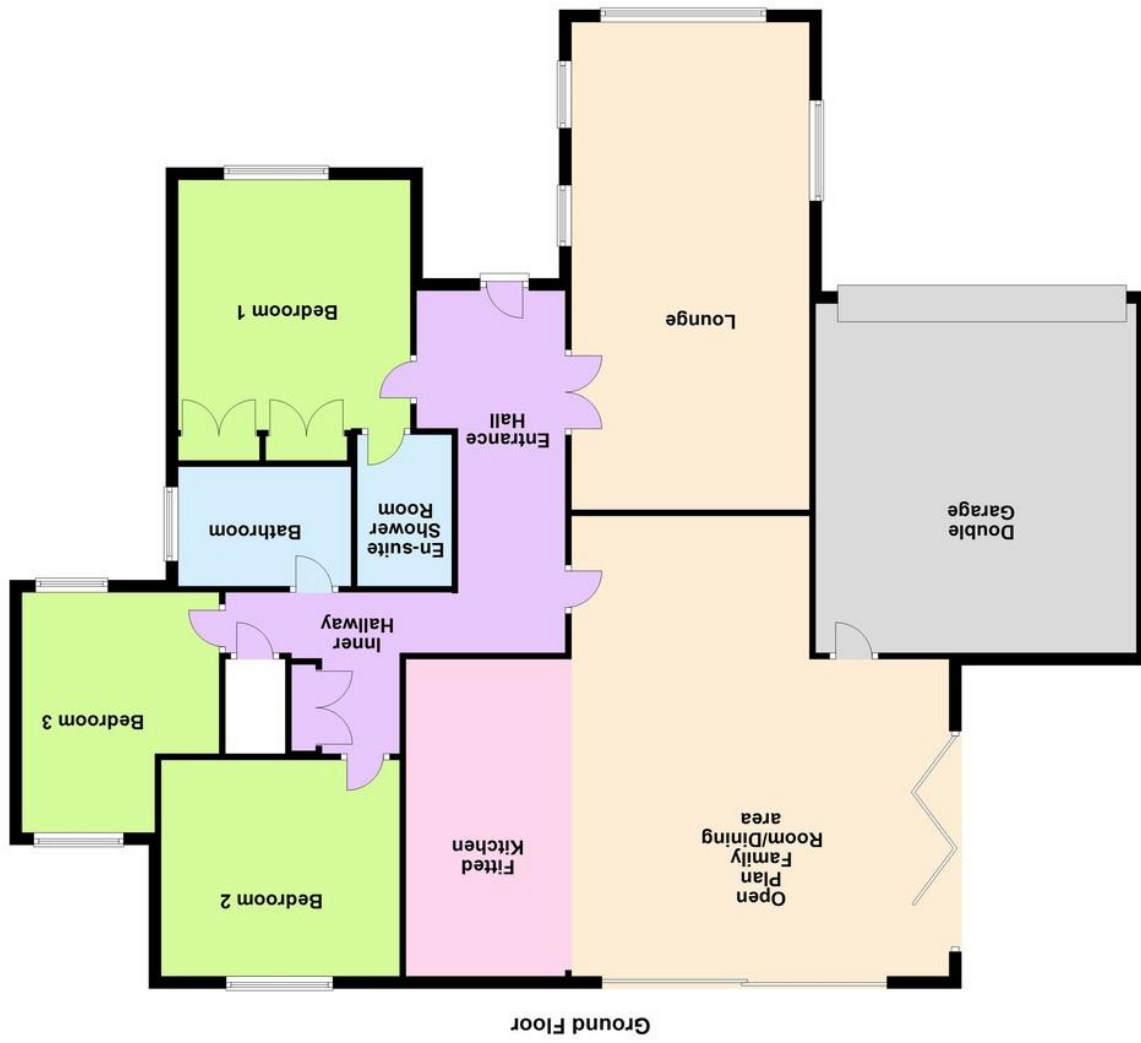
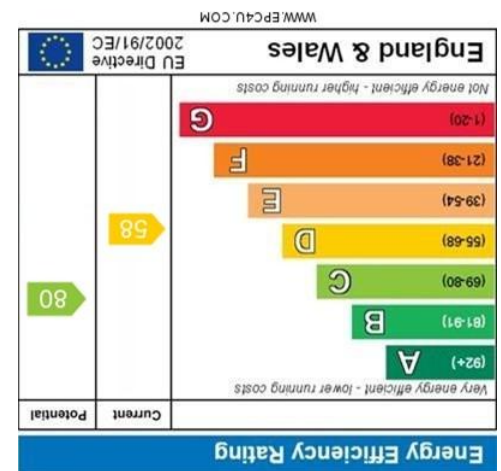


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- SUPERB VERY SPACIOUS AND EXTENDED DETACHED BUNGALOW WITH NO UPWARD CHAIN
- REFURBISHED THROUGHOUT
- LARGE ELEVATED GARDEN TO FRONT AND ENCLOSED REAR GARDEN



Sandstone Court, Wilnecote, Tamworth, B77 5PW

Offers Over £550,000

Property Description

Occupying an elevated position off Quarry Hill this deceptively spacious well presented and improved extended detached bungalow provides a great opportunity.

Having the advantage of gas central heating and UPVC double glazing the property features three double bedrooms together with refitted en suite shower room and refitted family bathroom. The living accommodation incorporates a large lounge, I-shaped reception hall and fantastic open plan family room, dining area and fitted appliances kitchen.

Outside is an enclosed rear garden, double garage to side with electric roller shutter door, large driveway and elevated fore-garden.

Well placed with regard to comprehensive range of services and amenities including access to the M42 motorway, Wilnecote railway station and local shops, the bungalow needs to be viewed internally to be fully appreciated. In more detail the accommodation which is covered by CCTV cameras to the exterior comprises:-

RECEPTION HALL With double glazed front door, wood block flooring, school style radiator, access to loft with pull down ladder and having electric light, and being I-shaped through to:-

INNER HALLWAY AREA With airing cupboard housing Baxi gas fired central heating boiler and built-in cloaks cupboard.

SUPERB LOUNGE 26' 7" x 12' 10" (8.1m x 3.91m) With radiator, double glazed windows to three sides.

EXTENDED OPEN PLAN FAMILY ROOM/DINING AREA/FITTED KITCHEN 24' 10" max x 28' 2" max (7.57m x 8.59m) With wide double glazed sliding patio doors to the rear, bi-fold doors to the side, two feature radiators, lantern roof light, superb range of fitted units incorporating island unit with sink unit and mixer tap, breakfast bar area, comprehensive range of base cupboards, base drawers, wall cupboards, integrated electric induction hob with extra cover, two double ovens and two microwaves, fridge, inset spotlights and pelmet kick lights.

BEDROOM ONE 13' 4" x 12' 7" (4.06m x 3.84m) With radiator, double glazed window to front, two sets of built-in wardrobes.

EN SUITE SHOWER ROOM Being fully tiled to the floor and walls, ladder radiator, double shower compartment with thermostatic shower over, low level wc, floating wash basin, large wall mirror, automatic light.

BEDROOM TWO 11' 8" x 12' 10" (3.56m x 3.91m) With radiator, double glazed window to rear.

BEDROOM THREE 12' 10" x 10' 8" max (3.91m x 3.25m) With radiator, double glazed windows to front and rear.

BATHROOM Double glazed window to side, fully tiled walls and floor, re-fitted suite comprising panelled bath with glazed screen over, floating wash basin, low level wc, ladder radiator, mirror, automatic light.

DOUBLE GARAGE 19' 2" x 17' 2" (5.84m x 5.23m) With electric roller shutter door, double glazed window to rear, sink unit, base cupboards, plumbing for washing machine and space for tumble dryer.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The bungalow stands behind an elevated fore-garden with stone retaining wall and inset established trees, rocky area, lawns, power points. The approach driveway off Quarry Hill is shared with number 2 Sandstone Court. There is a private driveway with excellent parking facilities, exterior CCTV cameras and wrought iron gates providing access to the left hand side. The side garden comprises patio area, cold water tap, extending round to the rear of the garden with lawn, fencing and hedges, waterfall feature, further enclosed garden area to the right hand boundary. The rear is also covered by CCTV cameras.

Council Tax Band F - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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