

Mark  
Webster  
estate agents



Tamworth Road  
Wood End  
£210,000

\*\*\* IDEAL FIRST TIME BUY - OFF ROAD PARKING - VILLAGE LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this traditional semi detached property located in the village of Wood End briefly comprising: Reception hall, through lounge/diner, refitted kitchen, modern bathroom, two double bedrooms and an enclosed rear garden.



## RECEPTION HALL

Having a double glazed entrance door, double glazed windows to side aspects, single panelled radiator, wooden effect tiled floor, stairs leading off to the first floor landing and a door to the lounge.

## LOUNGE/DINER

**22' 4" x 13' 9" maximum (6.81m x 4.19m)**

Double glazed bow window to front aspect, double panelled radiator, two single panelled radiators, feature fireplace and a glazed door to the kitchen.

## REFITTED KITCHEN

**13' 10" x 9' 8" (4.22m x 2.95m)**

Double glazed windows to rear and side aspects, double glazed door leading out to the rear garden, double panelled radiator, tiled floor, range of 'Shaker' style kitchen units, eye level stainless steel electric single oven, integrated fridge freezer, ceramic sink, wooden effect roll edge work surfaces, inset four ring stainless steel gas hob, plumbing for a washing machine, further appliance space, tiled splash back areas and access to...

## INNER LOBBY AREA

**4' 9" x 4' 2" (1.45m x 1.27m)**

Tiled floor and a door to the bathroom.

## BATHROOM

**9' 3" x 4' 9" (2.82m x 1.45m)**

Opaque double glazed window to rear aspect, chrome towel radiator, tiled floor and walls, low level WC, pedestal wash hand basin, panelled bath with a chrome mixer shower over with rainfall style shower head, shower screen.

## FIRST FLOOR LANDING

Double glazed window to side aspect and doors leading off to...

## BEDROOM ONE

**13' 9" x 10' 10" maximum (4.19m x 3.3m)**

(7'8" minimum length & 6'9" minimum width) Double panelled radiator, double glazed windows to rear and side aspects.



## BEDROOM TWO

10' 10" x 10' 5" (3.3m x 3.18m)

Double glazed window to front aspect, single panelled radiator and a door to an over stairs storage cupboard.

## TO THE EXTERIOR

To the front of the property there is a driveway providing off road parking with side gated access to the rear garden. The rear garden is a good sized having a paved patio, lawn and a useful timber storage shed.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



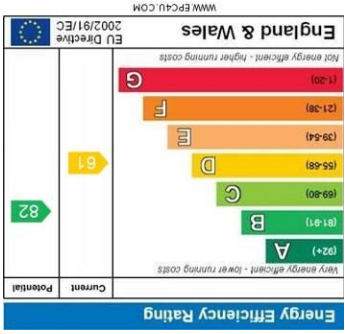
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