



**Sheepcote Lane
Amington
Tamworth
B77 3JN**

*** WALK THROUGH
VIDEO TOUR AVIALABLE

Please contact the office
and we will send you the
link to the video tour for
this property.

Offering for sale this
three bedroomed
detached family home
which would benefit
from some up-dating and
re-decoration but offers
excellent potential and
is situated on an
extremely large plot.

Must be viewed to be
fully appreciated.

Asking price £320,000

104 Sheepcote Lane, Amington, Tamworth, Staffordshire, B77 3JN

We are delighted to offer for sale this three bedroomed detached family home, which offers excellent potential and benefiting from a large frontage and very large rear gardens. Good sized accommodation which could be further improved.

The accommodation itself briefly comprises of:

- * Entrance porch *
- * Entrance hallway *
- * Lounge *
- * Kitchen *
- * Dining room *
- * Side lobby with store and w.c. *
- * Garage *
- * Utility room *
- * Landing *
- * Bathroom *
- * Three bedrooms *
- * Majority double glazing *
- * Gas central heating *
- * Large frontage with driveway *
- * Very large rear gardens *

The accommodation comprises in further detail:

ASKING PRICE £320,000

TO THE GROUND FLOOR

ENTRANCE PORCH

With double glazed sliding patio doors.

ENTRANCE HALLWAY

Via wooden glazed entrance door and side window, radiator, stairs off and ceiling coving surround.

LOUNGE 13'9" x 12'3" (4.2 x 3.74)

Having double glazed window, radiator, ceiling coving, stone feature wall with alcoves.

KITCHEN 9'10" x 7'10" (3 x 2.39)

Having double glazed rear window, full ceramic tiling to walls, stainless steel sink top with double drainer, range of base units and drawers, range of wall cupboards, space for free standing oven. Recess with fitted cupboard, space for fridge and ceiling coving surround. Door through to:



DINING ROOM 11'9" 16'4" x 9'10" (3.6 5 x 3)

Having wooden panelling to one wall, two large double glazed windows, radiator, wall light points and ceiling coving.

SIDE LOBBY

Having double glazed door leading out to rear garden.

LARGE STORE OFF 5'6" x 4'0" (1.68 x 1.22)

With power and lighting.

W.C.

Having w.c.

GARAGE 8'1" x 16'4" (2.47 x 5)

Having door from lobby with up and over door to the front, small fitted storage cupboard, side double glazed window and lighting.

UTILITY ROOM 6'1" x 3'10" (1.87 x 1.17)

Access from outside. Having double glazed door from outside and double glazed window. Power, lighting, Belfast sink, tap and wall mounted boiler.

TO THE FIRST FLOOR

LANDING

Having double glazed window to the side, metal banister, loft access, ceiling coving and fitted airing cupboard.

BATHROOM

Having double glazed window, bath with shower over, pedestal wash basin, w.c, ceramic tiling to walls and radiator.

BEDROOM NO 1 12'5" x 12'7" (3.79 x 3.85)

Having double glazed window to the front, radiator and ceiling coving.

BEDROOM NO 2 12'0" x 14'7" (3.66 x 4.45)

Having double glazed window to the rear, ceiling coving and radiator.

BEDROOM NO 3 7'3" x 6'11" (2.23 x 2.13)

Having double glazed window to the front, radiator and ceiling coving.

TO THE EXTERIOR



To the front of the property there is a large frontage with lawn and block paved driveway leading up to the garage and entrance porch. Side gated access leading into large enclosed rear garden.

Having a paved patio area to the rear of the property, lawn garden with pathways and planted borders, conifer hedge with access to a large second part of the garden having hard standing for shed, pathways and large borders previously being a vegetable garden.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

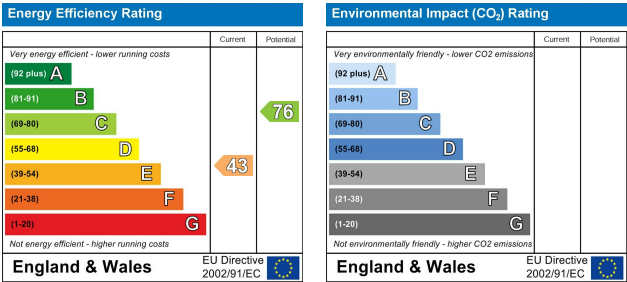
We understand this property is Council Tax Band "D". However, this should be verified by any intending purchaser.

DISCLAIMER

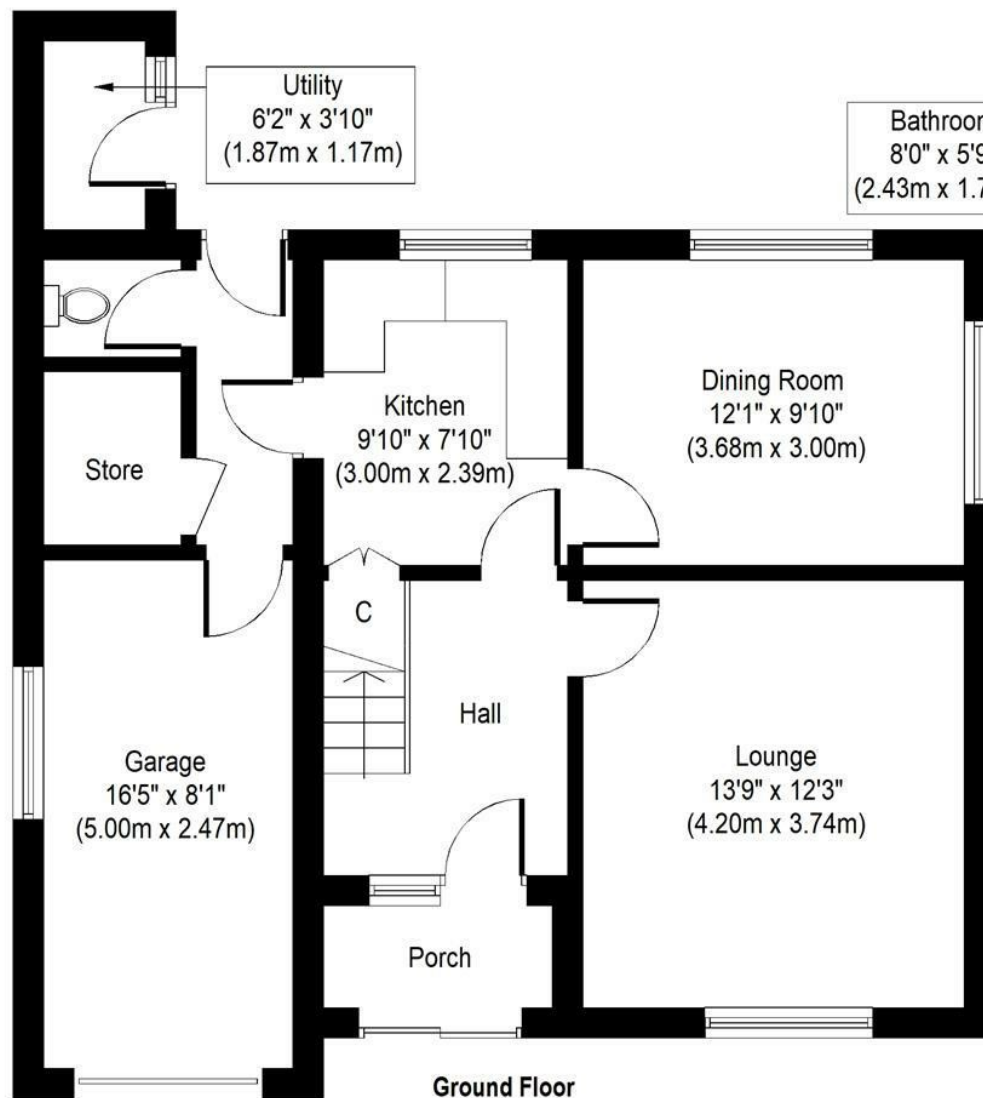
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

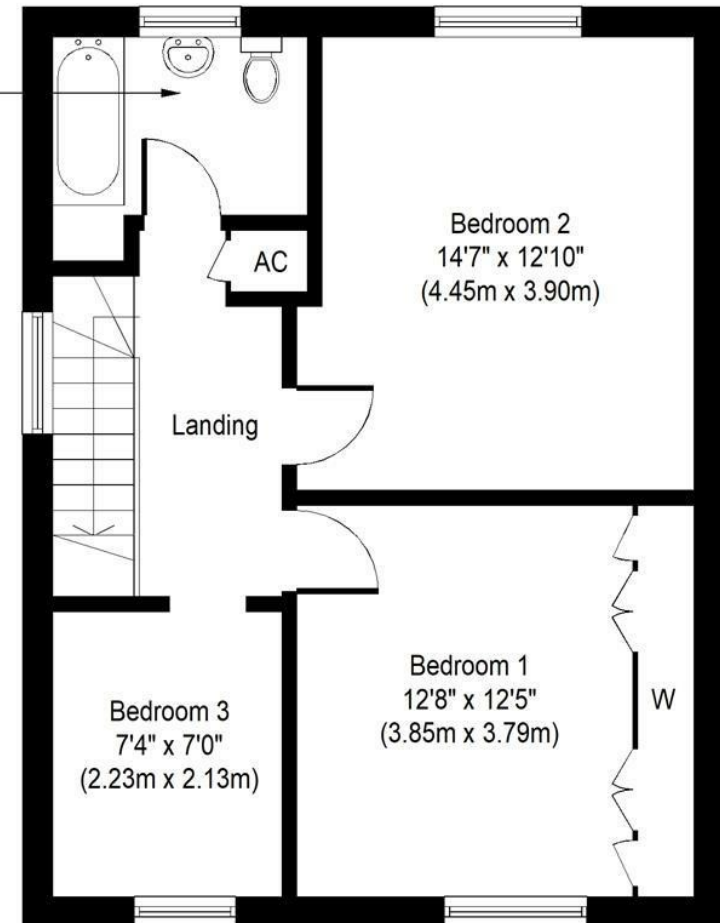






Ground Floor
Approximate Floor Area
755 Sq. ft.
(70.1 Sq. m.)

Bathroom
8'0" x 5'9"
(2.43m x 1.75m)



First Floor
Approximate Floor Area
573 Sq. ft.
(53.2 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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