

Mark  
Webster  
estate agents



Lintly  
Wilnecote  
£269,950

\*\*\* THIS ONE'S A LITTLE CRACKER - MUCH IMPROVED THROUGHOUT - CONVERTED GARAGE - CONSERVATORY \*\*\*. We are delighted to be able to bring to the market for sale this truly immaculate semi detached family home standing in beautifully maintained gardens with a large driveway to the front. Viewing is essential.

## RECEPTION HALL

Having an opaque double glazed entrance door with adjoining side screen, double panelled radiator, tiled floor, useful cloaks cupboard and a glazed door to the entrance hall.

## ENTRANCE HALL

Stairs leading off to the first floor landing, tiled floor, glazed doors to the kitchen and lounge.

## LOUNGE

**14' 5" x 11' 9" (4.39m x 3.58m)**

Double glazed bow window to front aspect, feature fireplace and a double panelled radiator.

## KITCHEN

**14' 5" x 8' 6" (4.39m x 2.59m)**

Recessed LED ceiling down lights, double glazed window to rear aspect, door to an under stairs storage cupboard, wide range of fitted kitchen units, roll edge work surfaces, tall unit housing the electric oven, gas hob with an extractor hood above, space and plumbing for a dishwasher, space for a fridge freezer, tiled splash back areas, double glazed French doors to the conservatory and a glazed door to the dining room.

## DINING ROOM

**16' 0" x 7' 3" (4.88m x 2.21m)**

Double glazed window to rear aspect, laminated wooden effect flooring, double panelled radiator and recessed LED ceiling down lights.

## CONSERVATORY

**13' 5" x 6' 10" (4.09m x 2.08m)**

Double glazed windows to rear aspects, tiled floor and double glazed French doors leading out to the rear garden.

## FIRST FLOOR LANDING

Access to the roof storage space, door to a useful shelved storage cupboard and further doors leading off to...

## BEDROOM ONE

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

Double glazed window to front aspect, single panelled radiator, fitted wardrobe with sliding mirrored doors.





## BEDROOM TWO

8' 7" x 8' 1" (2.62m x 2.46m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobe with sliding mirrored doors.

## BEDROOM THREE

6' 1" x 6' 6" (1.85m x 1.98m)

Double glazed window to front aspect, single panelled radiator and laminated wooden effect flooring.

## BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a Triton electric shower over, tiled walls, PVC panelled ceiling with recessed LED down lights.

## TO THE EXTERIOR

To the front of the property there is an excellent sized driveway providing ample off road parking. The rear garden is beautifully presented having a degree of privacy with a full width paved patio, lawn, decked patio, timber storage shed, stoned pathway and borders, fenced boundaries to either side.

**FIXTURES & FITTINGS:** Some items may be 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).

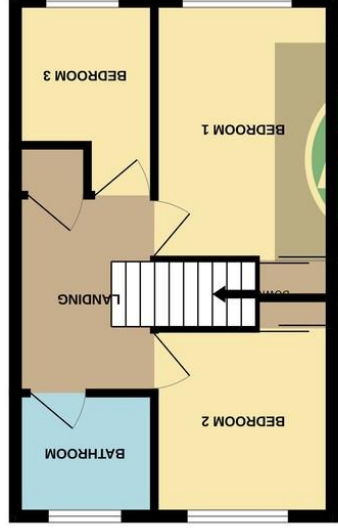
**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.





When every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 02024



29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

www.markwebsterandco.co.uk  
01827 64903

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made for specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.