







Jaguar Lakeside

£249,950

\*\*\* BEAUTIFUL DETACHED BUNGALOW - LARGE DRIVEWAY & GARAGE - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: Kitchen, lounge, conservatory, two bedrooms, shower room, rear garden, garage and driveway. Viewing is essential.

### **ENTRANCE HALL**

Having a single panelled radiator, door to a useful storage cupboard and further doors to...

### **BEDROOM ONE**

11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window to front aspect and a single panelled radiator.

#### **BEDROOM TWO**

8' 9" x 10' 6" (2.67m x 3.2m)

Double glazed window to front aspect, single panelled radiator and a fitted wardrobe.

# **SHOWER ROOM**

8' 8" x 5' 3" (2.64m x 1.6m)

Opaque double glazed window to side aspect, laminated wooden effect flooring, part-tiled, part- panelled walls, heated towel rail, wall mounted wash basin, low level WC and a walk-in shower with mixer style shower over.

## LOUNGE

18' 1" x 11' 2" (5.51 m x 3.4m)

Double panelled radiator, feature fireplace and double glazed French doors to...

#### **CONSERVATORY**

7' 3" x 10' 1" (2.21 m x 3.07m)

Having double glazed windows, single panelled radiator and a double glazed door giving access to the rear garden.

## **KITCHEN**

8' 9" x 10' 5" maximum (2.67m x 3.18m)

(6'8" 4'6" minimum) Double glazed window to rear aspect, double panelled radiator, a range of base and eye level kitchen units, square edge work surfaces, tiling to splash back areas, electric hob, space for an electric single oven, composite style sink, space for a washing machine, integrated fridge/freezer and a side access door.

### **GARAGE**

15' 4" x 8' 2" (4.67m x 2.49m)

Having an electric up and over door, side access door, power and light.







### TO THE EXTERIOR

To the front of the property there is a large block paved driveway providing ample off-road parking and access to garage and entrance door via double opening gates. The enclosed rear garden has a paved patio area, raised flower beds and a small lawn.

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

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

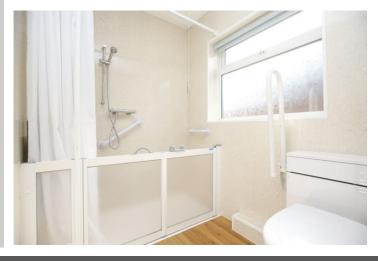
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

**DISCLAIMER:** DET ALS 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.







sale of the property.

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BEDBOOM 1

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

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

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to abiug Israneg s as bersqerq ens alisteb eachT - T881 for notatineserqueiM

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

50949 72810 www.markwebsterandco.co.uk

**BEDROOM 2** 

Staffordshire, B78 1DR Polesworth, Tamworth 29 Bridge Street