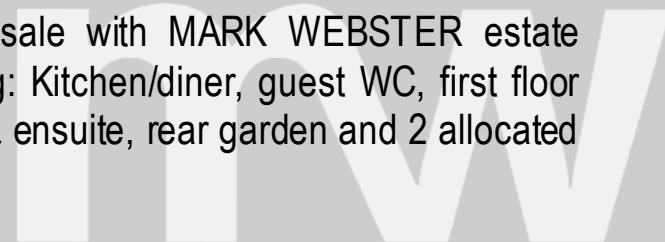


Mark  
Webster  
estate agents



Palmerston Avenue  
Wilnecote  
£269,950

\*\*\* BEAUTIFULLY PRESENTED THROUGHOUT - DECEPTIVELY SPACIOUS -  
ACCOMMODATION OVER THREE FLOORS \*\*\*. For sale with MARK WEBSTER estate  
agents is this well situated town house briefly comprising: Kitchen/diner, guest WC, first floor  
bedroom, lounge, two second floor bedrooms, bathroom & ensuite, rear garden and 2 allocated  
parking spaces. Viewing is essential.





### ENTRANCE HALL

Double glazed window to front aspect, panel style radiator, tiled floor and doors to...

### GUEST WC

4' 8" x 3' 4" (1.42m x 1.02m)

Tiling to half height, tiled floor, heated towel rail, useful vanity storage with wash basin and a low level WC.

### OPEN PLAN KITCHEN/DINER

21' 10" x 15' 2" maximum (6.65m x 4.62m)

(9' 9" x 8' 5" minimum) Double glazed windows to front and rear aspect, door to a useful storage cupboard, tiled floor, two panel style radiators, a range of tall, base and eye level kitchen units, solid oak work surfaces, tiling to splash back areas, Belfast style ceramic sink, space for an electric double oven, gas hob, space for a washing machine, integrated dishwasher, space for an American style fridge/freezer, space for a wine cooler and double glazed French doors giving access to the rear garden.

### FIRST FLOOR LANDING

Double glazed window to front aspect, stairs leading off to the second floor landing and doors to...

### LOUNGE

9' 9" x 15' 2" (2.97m x 4.62m)

Double glazed window to rear aspect, double glazed French doors providing a Juliet balcony, laminated wooden effect flooring and a double panelled radiator.

### BEDROOM THREE

10' 7" x 8' 6" (3.23m x 2.59m)

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

### SECOND FLOOR LANDING

Doors leading off to...

### BEDROOM ONE

10' 2" x 11' 0" (3.1m x 3.35m)

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



## ENSUITE

7' 1" x 3' 8" (2.16m x 1.12m)

Opaque double glazed window to rear aspect, tiled floor & walls, useful vanity storage with wash basin, low level WC and a shower enclosure with mixer style shower over.

## BEDROOM TWO

7' 2" x 11' 8" (2.18m x 3.56m)

Two double glazed windows to front aspect, single panelled radiator and a door to a useful storage cupboard.

## BATHROOM

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

Having a tiled floor and walls, heated towel rail, useful vanity storage with wash basin, low level WC and a panelled bath with mixer style shower over.

## TO THE EXTERIOR

The property benefits from two allocated parking spaces. There is a front garden which is mainly laid to lawn with steps leading up to the entrance door. The enclosed rear garden has two levels with one being a paved patio area with a feature concrete wood fired pizza oven and steps leading to a raised lawn and further paved patio area.

**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:** 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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**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 condition 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.

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29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

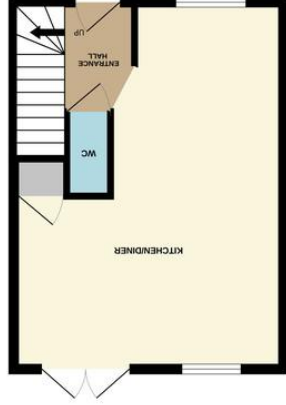
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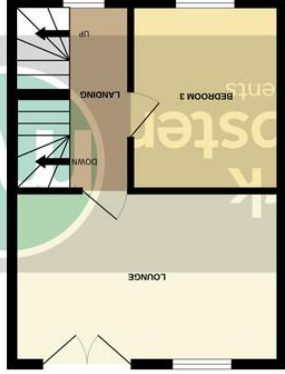


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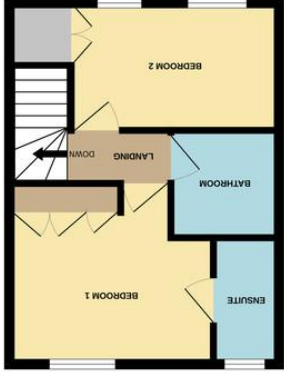
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GROUND FLOOR  
313 sq ft. (29.1 sq.m.) approx.



1ST FLOOR  
306 sq ft. (28.4 sq.m.) approx.



2ND FLOOR  
308 sq ft. (28.6 sq.m.) approx.

Whilst 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 operating or efficiency can be given.  
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