



Willington Road
Tamworth
£425,000

*** BEAUTIFULLY SITUATED FAMILY HOME ~ GOOD SIZED DRIVEWAY ~ 4 BEDROOMS ~ EN-SUITE ***. For sale with MARK WEBSTER estate agents is this delightful detached property that has been considerably improved by the current owners and benefits from being located on the North side of the Tamworth Town Centre. Viewing is considered essential.

RECEPTION HALL

Having an opaque double glazed entrance door with an opaque double glazed side screen, luxury vinyl tile wooden effect flooring, single panelled radiator, glazed door to the lounge and a further door to the guest WC.

GUEST WC 6' 4" x 3' 4" (1.93m x 1.02m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC and a wash basin with useful vanity storage beneath.

LOUNGE/DINER 25' 0" x 12' 2" maximum (7.62m x 3.71m)

Having luxury vinyl tile wooden effect flooring, two single panelled radiators, door to the stairs leading off to the first floor landing, door to the kitchen and double glazed sliding patio style doors leading to...

CONSERVATORY 10' 4" x 9' 3" (3.15m x 2.82m)

Having double glazed windows to rear and side aspects, laminated wooden effect flooring and double glazed French doors leading out to the rear garden.

KITCHEN 10' 3" x 9' 2" (3.12m x 2.79m)

Opaque double glazed window to rear aspect, opaque double glazed door leading out to the rear garden, luxury vinyl tile wooden effect flooring, door to a useful under stairs storage cupboard, double panelled radiator, range of Cream high gloss style kitchen units, wooden effect roll edge work surfaces, inset stainless steel low level double oven, wooden effect roll edge work surfaces with a breakfast bar area, stainless steel sink, 5 ring stainless steel gas hob with a stainless steel extractor hood above, plumbing for a washing machine and dishwasher, fridge freezer space.

FIRST FLOOR LANDING

Luxury vinyl tile wooden effect flooring, double panelled radiator, glass and oak staircase, access to the roof storage space, attractive opaque double glazed arched window to side aspect, door to a useful shelved storage cupboard and further doors leading off to ...

BEDROOM ONE 10' 5" x 10' 2" (3.18m x 3.1m)

Double glazed window to rear aspect, luxury vinyl tile wooden effect flooring, wide range of fitted bedroom furniture, double panelled radiator and a door to the en-suite wet room.

EN-SUITE WET ROOM 6' 6" x 4' 8" (1.98m x 1.42m)

Low level WC, pedestal wash hand basin, tiled walls and a Triton electric shower.



BEDROOM TWO 11' 5" x 10' 5" (3.48m x 3.18m)

Double glazed window to front aspect, luxury vinyl tile wooden effect flooring, two fitted double wardrobes and a double panelled radiator.

BEDROOM THREE 9' 8" x 9' 2" (2.95m x 2.79m)

Double glazed window to rear aspect, single panelled radiator and luxury vinyl tile wooden effect flooring.

BEDROOM FOUR 9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to front aspect, single panelled radiator and luxury vinyl tile wooden effect flooring.

FAMILY BATHROOM 6' 6" x 6' 5" (1.98m x 1.96m)

Opaque double glazed window to side aspect, luxury vinyl tile wooden effect flooring, low level WC, pedestal wash hand basin, good sized shower bath having a chrome mixer style shower over, shower screen tiled splash back areas and a towel radiator.

TO THE EXTERIOR

The property is very nicely situated having a large driveway to the front providing ample off road parking and access to the single integral garage. The rear garden is beautifully presented having a paved patio area, composite decked patio, feature stoned patio, immaculate lawn with tidy well established borders, timer storage shed and useful outdoor power point.

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

SERVICES: We understand that all mains services are connected.

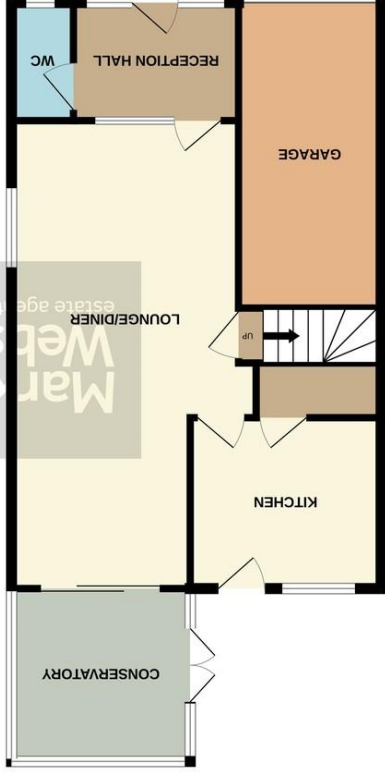
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

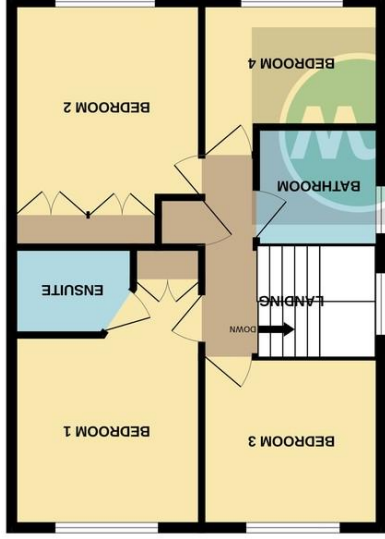
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GROUND FLOOR
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.

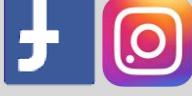


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such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