



Claremont Road
Coton Green
£240,000

*** NO UPWARD CHAIN ~ CLOSE TO LOCAL SCHOOLS ~ REAR GARAGE ~ NORTH SIDE OF TAMWORTH ***. For sale with MARK WEBSTER estate agents is this nicely situated three bedroom semi detached property briefly comprising: Reception hall, lounge, conservatory, kitchen, three bedrooms, bathroom, driveway and an enclosed rear garden.

RECEPTION HALL

Having a uPVC entrance door with an opaque double glazed side window, laminated wooden effect flooring, stairs leading off to the first floor landing, double panelled radiator, useful storage cupboard and doors leading off to...

LOUNGE

17' 2" x 9' 10" (5.23m x 3m)

Two double panelled radiators, feature fireplace with an inset coal effect gas fire and double glazed sliding doors leading to...

CONSERVATORY

8' 9" x 8' 5" (2.67m x 2.57m)

Having double glazed windows, combined ceiling light and fan, laminated wooden effect flooring.

KITCHEN

14' 2" x 6' 8" (4.32m x 2.03m)

Double glazed window to side aspect, tiled floor and walls, useful under stairs storage cupboard, opaque double glazed side entrance door, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, space for a gas cooker, plumbing for a washing machine and dishwasher, access to...

ADDITIONAL KITCHEN AREA

6' 8" x 6' 2" (2.03m x 1.88m)

Double glazed window to rear aspect, single panelled radiator, laminated wooden effect flooring and appliance spaces.

FIRST FLOOR LANDING

Access to the roof storage space, opaque double glazed window to side aspect, door to a useful storage cupboard and further doors leading off to...

BEDROOM ONE

13' 0" x 9' 10" maximum (3.96m x 3m)

Double glazed window to rear aspect, single panelled radiator and fitted wardrobes with sliding doors.



BEDROOM TWO

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

Double glazed window to front aspect, single panelled radiator, over stairs storage area, fitted wardrobes with centre shelved area.

BEDROOM THREE

8' 4" x 6' 8" (2.54m x 2.03m)

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

BATHROOM

7' 6" x 4' 10" (2.29m x 1.47m)

Opaque double glazed window to side aspect, single panelled radiator, tiled walls, low level WC, pedestal wash hand basin, corner bath and double opening doors to an eye level storage cupboard.

TO THE EXTERIOR

To the front of the property there is a low maintenance slate chipped area, block paved driveway providing off road parking with an up and over door giving access to the rear concrete garage and garden. The rear garden has a block paved patio, lawn and well established borders.

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. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



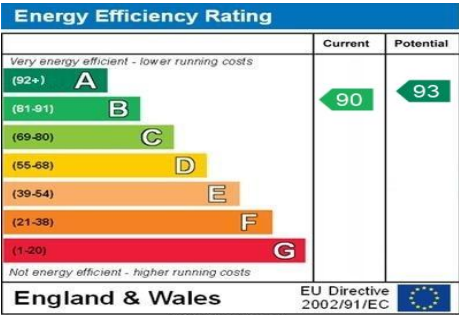


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