







Mildenhall Tamworth

£285,000

*** EXCELLENT POSITION - CONVERTED GARAGE - NO UPWARD CHAIN ***. For sale with MARK WEBSTER estate agents is this spacious semi-detached property briefly comprising Kitchen/diner, lounge, ground floor bedroom & shower room, three upstairs bedrooms, bathroom, rear garden and off road parking. Viewing is essential.

ENTRANCE HALL

Having laminated wooden effect flooring, single panelled radiator and a door to...

DINING AREA

12' 10" x 6' 8" (3.91m x 2.03m)

Single panelled radiator, stairs leading off to the first floor landing and an opening to...

KITCHEN AREA

9' 1" x 9' 6" (2.77m x 2.9m)

Double glazed window to front aspect, doors to two useful under stairs storage cupboards, a range of base and eye level kitchen units, roll edge work surfaces, stainless steel sink, space for an eye level electric double oven and an electric hob.

LOUNGE

11' 7" x 16' 1" (3.53m x 4.9m)

Double glazed sliding doors giving access to the rear garden, double panelled radiator and an electric fireplace.

GROUND FLOOR BEDROOM

15' 9" x 7' 7" (4.8m x 2.31m)

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

GROUND FLOOR WET ROOM

10' 9" x 3' 5" (3.28m x 1.04m)

Opaque double glazed window to side aspect, tiles floor & walls, two tall heated towel radiators, wash basin with useful vanity storage, low level WC and a mixer style shower.

UTILITY ROOM

4' 2" x 7' 2" (1.27m x 2.18m)

Double glazed window to rear aspect, wooden effect flooring, appliance space and a door giving access to the rear garden.

FIRST FLOOR LANDING

Access to roof space and doors leading off to...

BEDROOM ONE

11' 0" x 10' 7" (3.35m x 3.23m)

Double glazed window to front aspect, double panelled radiator and double doors to a wardrobe.







BEDROOM TWO

12' 4" x 8' 7" maximum (3.76m x 2.62m)

Double glazed window to rear aspect, single panelled radiator and sliding doors to a wardrobe.

BEDROOM THREE

9' 3" x 7' 1" (2.82m x 2.16m)

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

BATHROOM

7' 9" x 4' 10" (2.36m x 1.47m)

Opaque double glazed window to front aspect, tiled walls, heated towel rail, pedestal wash basin, low level WC and a tiled bath with mixer shower head attachment.

TO THE EXTERIOR

The property is very well situated in this popular location and has the added benefit of being on the doorstep of a local primary school and local shops, perfect for a growing family.

To the front of the property there is a mature planted gardening a double width block paved driveway and double gates to the rear garden with a further ramp giving access to the entrance door. The enclosed rear garden is of good size with a lawn, mature planted borders and a paved patio area to the side which is partially covered.

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

SERVICES: We understand that all mains services are connected.

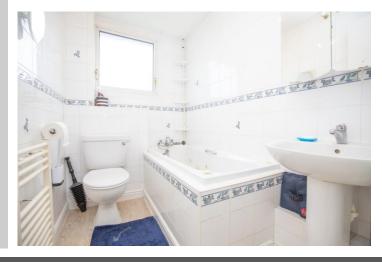
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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).

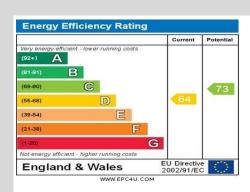
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.







Energy Performance Rating:



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 ers alisteb esenT - T881 toA noitstneserqeraiM

Whitest every attention contention and access to the contention of TOTAL FLOOR AREA: 1045 sq.ft. (97.1 sq.m.) approx. **ENTRANCE HALL BEDBOOM** 4 мооянтав KITCHEN AREA DINING AREA **BEDBOOM J MARDROBE** HALL LANDING **TONN**EE **BEDROOM 2** ВЕРВООМ 3 UTILITY ROOM 376 sq.ft. (35.0 sq.m.) approx. .xorqqe (.m.ps 2.28) .ft. pe eee GROUND FLOOR

Mon – Fri: 9:00am – 5:30pm

50949 72810 www.markwebsterandco.co.uk Staffordshire, B78 1DR Polesworth, Tamworth 29 Bridge Street









sale of the property.



Sat: 9:00am – 4:00pm