



Lapley Avenue
Amington

O.I..R.O **£385,000**

*** BEAUTIFUL CORNER POSITION - POPULAR DEVELOPMENT - LARGE 3 BEDROOM FAMILY HOME ***. For sale with MARK WEBSTER estate agents is this well situated property briefly comprising: Guest WC, lounge, kitchen/diner, utility room, three bedrooms, bathroom & ensuite, garden, garage and driveway. Viewing is essential.

ENTRANCE HALL

Having an attractive composite style entrance door, luxury vinyl tile flooring, double panelled radiator, stairs leading off to the first floor landing and doors to...

GUEST WC

5' 6" x 3' 8" (1.68m x 1.12m)

Single panelled radiator, wooden effect luxury vinyl tile flooring, wall mounted wash basin and a low level WC.

LOUNGE

18' 8" x 10' 6" (5.69m x 3.2m)

Double glazed windows to front and side aspects and two single panelled radiators.

KITCHEN/DINER

18' 8" x 10' 7" (5.69m x 3.23m)

Double glazed windows to front and side aspects, wooden effect luxury vinyl tile flooring, double glazed French doors giving access to the side garden, two single panelled radiators, a range of tall, base and eye level kitchen units, square edge work surfaces, breakfast bar area, stainless steel sink, gas hob with stainless steel extractor over, space for an eye level electric double oven, integrated dishwasher, integrated fridge freezer and a door to...

UTILITY ROOM

5' 7" x 7' 1" (1.7m x 2.16m)

A range of base and eye level kitchen units, single panelled radiator, wooden effect luxury vinyl tile flooring, two appliance spaces, door to a useful storage cupboard and a further door giving access to the rear driveway.

FIRST FLOOR LANDING

Double glazed window to rear aspect, access to roof space, door to a useful airing cupboard, single panelled radiator and doors to...

BEDROOM ONE

18' 9" x 10' 9" maximum (5.72m x 3.28m)

(11' 7" minimum length) Double glazed window to front aspect, single panelled radiator and a door to...

ENSUITE

7' 2" x 7' 1" (2.18m x 2.16m)

Opaque double glazed window to side aspect, vinyl flooring, heated towel rail, wall mounted wash basin, low level WC and a tiled shower enclosure with mixer style shower over.



BEDROOM TWO

9' 9" x 11' 0" (2.97m x 3.35m)

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

BEDROOM THREE

8' 6" x 10' 10" (2.59m x 3.3m)

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

BATHROOM

6' 5" x 7' 6" (1.96m x 2.29m)

Opaque double glazed window to front aspect, vinyl flooring, heated towel rail, wall mounted wash basin, low level WC and a panelled bath with mixer style shower over.

TO THE EXTERIOR

The property stands on an attractive corner plot with a paved path and small lawn to the front, single garage and driveway to the rear and a side garden. The enclosed side garden has been landscaped to provide low maintenance with planted borders, a paved patio area, artificial lawn and paved steps up to a further paved patio section.

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 D. (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.



29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
01827 64903

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



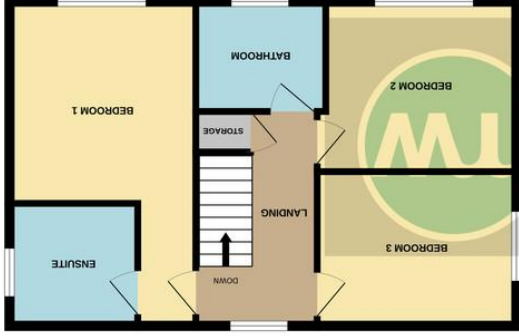
zoopla.co.uk
Smarter property search

rightmove
find your happy

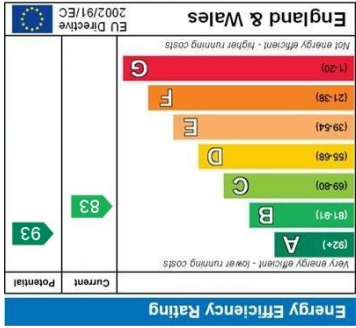
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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 operability or efficiency can be given.
Made with Metropix ©2025



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

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.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.