



Tiverton Close Astley M29 7NQ

£199,950

This two-bedroom property is situated in a highly sought-after location, ideal for first-time buyers, small families, or those looking to downsize. With excellent schools nearby and convenient access to the A580, which leads directly to major motorway networks, this home is perfectly positioned for both local amenities and commuter links. The ground floor welcomes you with a hallway, leading into a lounge. The kitchen/diner is well-appointed with ample space for family meals and entertaining, offering views of the rear garden. Upstairs, the property features two bedrooms, each with plenty of natural light. A shower room completes the upper level. Externally, the home boasts a front garden with a driveway providing off-road parking, complemented by a lawn and bedding surrounds. The rear garden has a patio area, perfect for outdoor dining, alongside a lawned section ideal for recreation and gardening. With its fantastic location, well-proportioned living spaces, and gardens, this property is a wonderful opportunity for comfortable and convenient living.

- NO ONWARD CHAIN
- CLOSE TO TRANSPORT LINKS
- TWO BEDROOMS
- EXCELLENT LOCATION
- GOOD SCHOOLS NEARBY
- RENOVATION PROJECT

Hallway

5' 3" x 4' 7" (1.601m x 1.389m) UPVC double glazed door to front, ceiling light point, wall mounted radiator, carpeted flooring.

Lounge

16' 2" x 11' 1" (4.935m x 3.368m) Ceiling light point, wall mounted radiator, UPVC double glazed window to front, carpeted flooring.

Kitchen

7' 9" x 14' 2" (2.370m x 4.327m) UPVC double glazed door to side, ceiling light point, wall mounted radiator, 2 x UPVC double glazed windows to rear, lino flooring, wall base and drawer unit, free standing oven space, space for washing machine and fridge freezer, work surfaces, 1 1/2 sink unit with mixer tap and drainer, part tiled walls, storage.

Stairs/Landing

Ceiling light point, UPVC double glazed window to side, carpeted flooring, loft hatch.

Bedroom One

11' 8" x 14' 3" (3.558m x 4.333m) Ceiling light point, wall mounted radiator x 2, UPVC double glazed windows to front x 2, carpeted flooring, storage cupboard.

Bedroom Two

12' 6" x 8' 0" (3.803m x 2.445m) Ceiling light point, wall mounted radiator, UPVC double glazed window to rear, carpeted flooring.

Shower Room

8' 1" x 5' 10" (2.455m x 1.771m) Ceiling light point, heated towel rail, UPVC double glazed window to rear, storage cupboard, lino flooring, basin, WC, corner shower, tiled walls.

Outside

Front

Driveway, lawn, bedding surrounds.



Rear

Patio area, lawn.

Tenure

Council Tax Band

B

Other Information

Is the water supply mains? Mains

Parking arrangements? Driveway

Is there a flooding risk? No

Any coal mining issues? Not known

Type of broadband? Not known

Is there any restrictions on the covenant? Not known

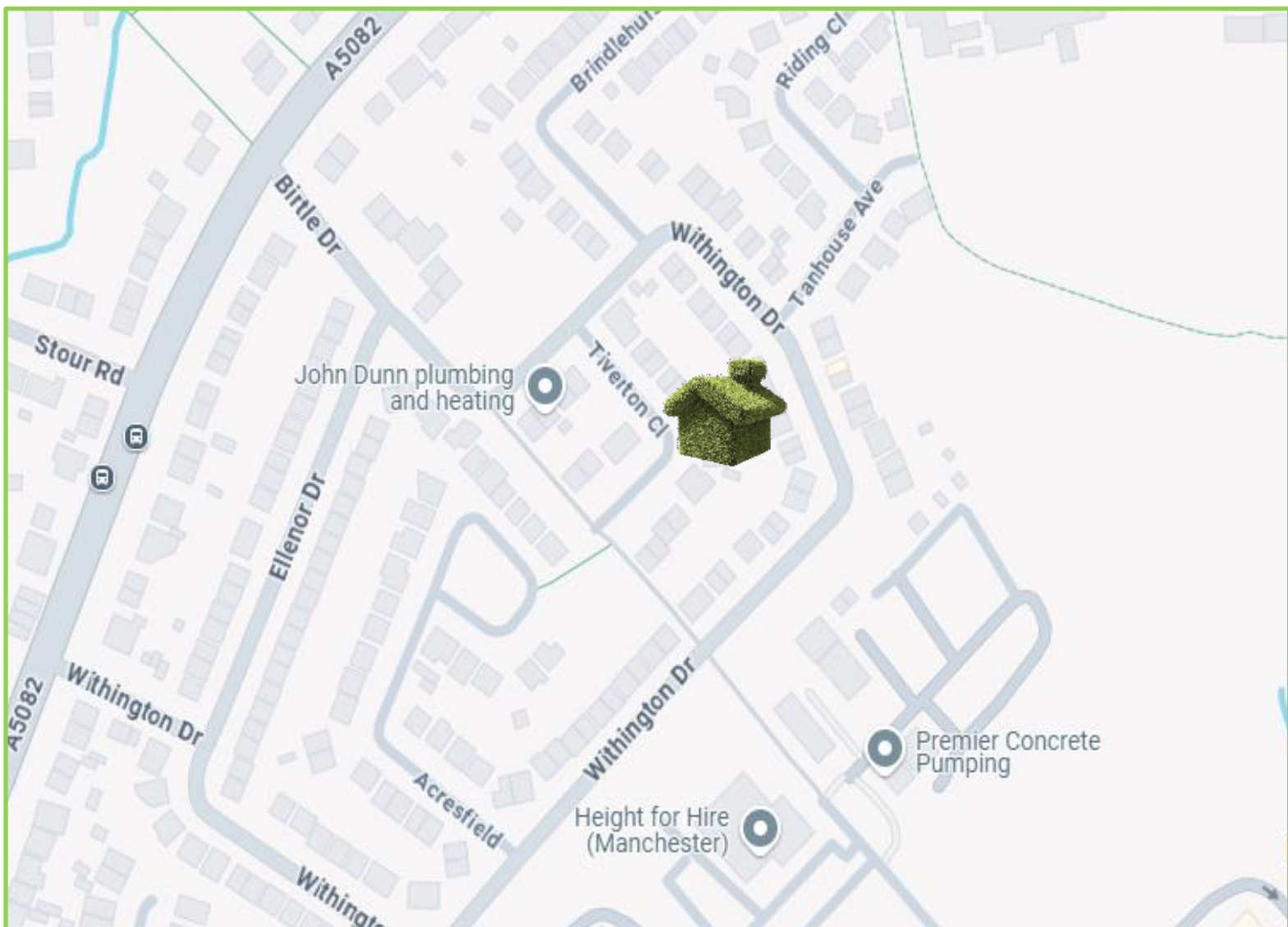
Is the property of standard construction? Standard

Are there any public rights of way? No

Safety issues? No







Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

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