



Croxall Road

Tamworth, Staffordshire, B79 9JH

£249,000

# Property Features

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- Semi Detached Bungalow
- Entrance Hallway
- Spacious Lounge
- Refitted Kitchen
- Two Bedrooms with Fitted Wardrobes
- Bathroom
- Gravelled Driveway
- Well Maintained Rear Garden
- Village Location
- Freehold

## Full Description

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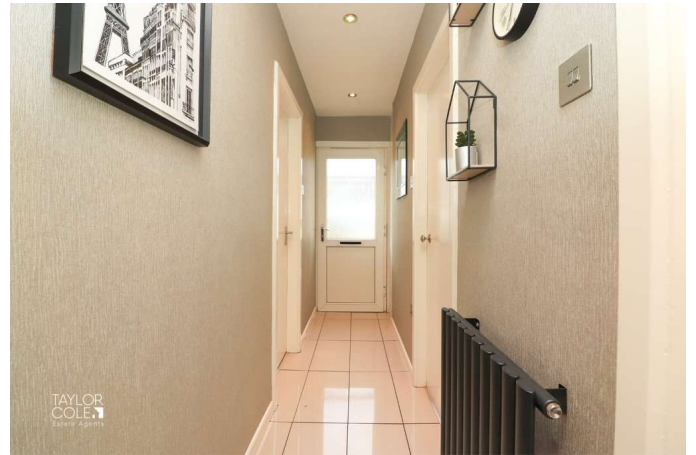
Taylor Cole Estate Agents are thrilled to present 'for sale' this remarkable two bedroom Bungalow occupying a commanding corner plot in the exclusive village of Edingale. Remodelled by the current owners, the property showcases contemporary interiors, making it an inviting haven in a tranquil setting.

Located approximately six miles north of Tamworth, the idyllic village of Edingale lies alongside the River Mease. The civil parish presents a nostalgic charm, with a rich heritage and a number of its buildings acquiring a 'Grade II' listing, it serves as the perfect spot for those desiring a countryside retreat.

### INTERNAL

As you step inside, the welcoming Entrance Hallway guides you through this charming residence. To the front of the home, a Spacious Lounge beckons, offering a relaxing space to unwind and entertain. The Refitted Kitchen features a stylish combination of base units and wall-mounted cupboards, providing ample storage. This well-designed kitchen also accommodates white goods and modern appliances seamlessly.

The Main Bedroom is generously proportioned and adorned with fitted wardrobes providing much needed storage. The equally charming Second Bedroom also features fitted wardrobes and offers a unique versatility. The contemporary Bathroom showcases quality tiling throughout and boasts a white panelled bath, a close-coupled wc, and a sleek fitted vanity unit, adding a touch of sophistication to your daily routine.



## ENTRANCE HALL

## MODERN LOUNGE

16' 2" x 9' 10" (4.93m x 3m)

## REFITTED KITCHEN

8' 8" x 8' 0" (2.64m x 2.44m)

## BEDROOM ONE

9' 11" x 12' 1" (3.02m x 3.68m)

## BEDROOM TWO

7' 4" x 7' 11" (2.24m x 2.41m)

## BATHROOM

8' 8" x 4' 11" (2.64m x 1.5m)

## EXTERNAL

The allure of this property extends beyond its interiors. Stepping outside, the plot unfolds with true versatility, featuring an abundance of external space wrapping around both the fore and rear aspects of the bungalow. Verdant lawns are complemented by inviting patios and pathways, creating an enchanting outdoor haven. The boundaries are defined by tasteful timber fencing, enhancing the sense of privacy.

A gravelled driveway provides convenient off-road parking, completing the picture of this desirable residence. Whether you're seeking a peaceful retreat or a stylish home with modern amenities, this two-bedroom bungalow in Edingale is a perfect blend of comfort and elegance.

## ANTI MONEY LAUNDERING

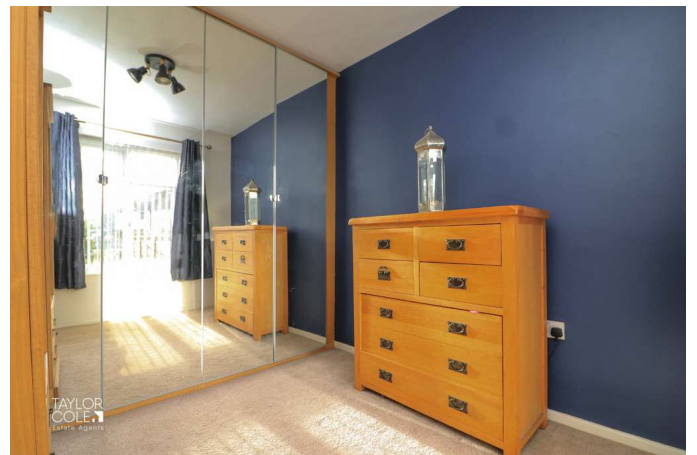
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

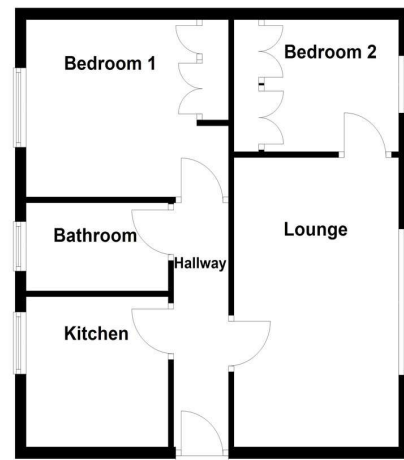
## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements