



Lillingstone Avenue

Coton Green, Tamworth, Staffordshire, B79 8FD

£325,000

Property Features

- Modern and Immaculately Presented Town House
- Through Entrance Hall
- Lounge
- Open Kitchen/Dining Area
- Master Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Enclosed Fore Garden
- Tandem Tarmacadam Driveway
- Early Viewing is Considered Essential

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this modern and immaculately presented town house situated on this recently constructed development by Messrs Persimmon Homes. The property benefits from spacious internal accommodation, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: through entrance hall, lounge, open kitchen/dining area, master bedroom with en-suite, three further bedrooms, family bathroom, landscaped rear garden, enclosed fore garden, tandem tarmacadam driveway. Early internal viewing is considered essential.

This charming four bedroom town house presents a fantastic opportunity for any prospective buyers who are looking for spacious living accommodation, modern aesthetics and to reside on the north side of Tamworth. To the fore, the property has an enclosed Cotswold stone chipped fore garden with hedgerows surround, a slabbed paved path leads to the composite front entrance door with canopy storm porch over, and to the side is a tandem tarmacadam driveway which offers ample off road parking and access to the side entrance gate.

THROUGH ENTRANCE HALLWAY

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, radiator, wall socket, staircase off to first floor landing, door into the storage cupboard beneath, door to:

LOUNGE

10' 2" x 16' 7" (3.1m x 5.05m)

The spacious lounge is positioned to the rear and offers fantastic floor space for free standing lounge furniture, decorative hearth and panelled surround, ceiling light point, wall sockets, TV connection point, telephone connection point (subject to regulations), radiator, UPVC double glazed window to the rear, UPVC double glazed French doors opening out to the patio, quality wood grain effect flooring.



KITCHEN/DINING AREA

15' 2" x 9' 7" (4.62m x 2.92m)

The modern kitchen/dining area is perfect for modern day living requirements, with the kitchen area boasting a matching range of high gloss base units and drawers, integrated 'Zanussi' dishwasher, full height integrated fridge/freezer, integrated 'Zanussi' washing machine, built-in 'Electrolux' oven with four ring hob, opaque glass splashback and extractor hood over, roll top working surfaces with matching up-stands, inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, matching range of high gloss wall units offering further storage space, housing for the 'ideal Logic' combination boiler, UPVC double glazed window to the front aspect, ceiling downlighters, quality wood grain effect flooring opening to the dining section with ample floor space for free standing dining room table, ceiling light point above, UPVC double glazed window to the side, radiator, wall sockets.

GUEST CLOAKROOM

5' 6" x 2' 11" (1.68m x 0.89m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling light point, UPVC double glazed window to the front aspect, radiator, quality wood grain effect flooring.

FIRST FLOOR LANDING

Having a ceiling light point, wall socket, staircase to:

BEDROOM ONE

20' 6" x 16' 5 (max)" and 9' 7" (min) ((6.25m x 5m (max) and 2.92m (min))

Spanning the full length and width of the second floor, the superb master bedroom provides magnificent floor space for free standing bedroom furniture and dressing areas, with the room itself having UPVC double glazed dormer window to the front aspect, double glazed 'Velux' window to the rear, door into storage space with eaves, two radiators, wall sockets, TV connection point, ceiling light point, loft hatch access and door into:

EN-SUITE

6' 7" x 6' 7" (2.01m x 2.01m)

With a matching suite comprising of a corner shower unit with shower fitment enclosed, ceiling to floor tiled surround, glass side screen and folding glass doors, close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, half tiled surround, double glazed 'Velux' window to the rear, radiator, ceiling light point and modern water resistant tile effect flooring.

BEDROOM TWO

12' 0" x 9' 7" (3.66m x 2.92m)

The spacious second bedroom has UPVC double glazed dual aspect windows to both the front and side, ceiling light point, radiator, wall sockets.



BEDROOM THREE

9' 7" x 13' 5" (2.92m x 4.09m)

Again being a double bedroom and offering ample floor space for free standing double bed, UPVC double glazed window to the side, UPVC double glazed window to the rear looking over the rear garden and grazing fields beyond, ceiling light point, radiator, wall sockets.

BEDROOM FOUR

10' 1" x 6' 8" (3.07m x 2.03m)

Currently being utilised as a home office, the versatile fourth bedroom has a ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear.

FAMILY BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m)

This matching suite comprises of a panelled bath with hot and cold mixer tap above, half tiled surround, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, radiator, ceiling light point, obscure UPVC double glazed window to the front, water resistant flooring.

OUTSIDE

REAR GARDEN

Having been recently landscaped by the current owners, the attractive rear garden begins with the slabbed paved patio area which has a continuing slabbed paved path leading to the outdoor seating space along with the free standing timber shed, to the centre of the garden is a neat lawn with timber fencing to all boundaries, side entrance gate to the side driveway.

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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	86 B	
69-80	C		
55-68	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