



Sinclair

29 Little Warton Road, Warton, Tamworth, Staffordshire, B79 0HR

01530 838338 sinclairestateagents.co.uk

Offers In Excess Of
£350,000

Property at a glance

- Extended
- Detached Garage
- Village Setting
- Council Tax Band*: C
- Modern Throughout
- Three Bedroom Semi Detached
- Ample Off Road Parking
- Price: £350,000

Overview

WOW FACTOR GUARANTEED. This EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME benefits from having been modernised throughout to include updated central heating system, wiring, double glazing, plastering and a host of other modern amenities. The property occupies a sought after position within the popular commuter village of Warton. Additionally the home boasts a 20'5" detached garage, larger than average rear garden and ample off road parking to the front. This one is not to be missed. Contact Sinclair Estate Agents today to book your viewing. EPC RATING D.

Location**

Located in the delightful village of Warton which has many walks through surrounding open countryside, a thriving village with public house, village school and catchment of the well sought after Polesworth School. Warton is situated in close proximity to Atherstone and Tamworth within easy reach of the A444 trunk road with direct links onto the M42 motorway and the A5 and is therefore ideal for commuters. Atherstone- 3.7 miles. Tamworth – 4.4 miles. Polesworth - 1.1 miles. Leicester - 21.8 miles. Derby - 32.7 miles. Nottingham - 32.3 miles. East Midlands Airport - 21.3 miles. Birmingham Airport - 21.0 miles.



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Ground Floor

Entrance Hall

Entered through a composite front door with adjacent uPVC double glazed to the side elevation and comprising: stairs rising to the first floor with LVT flooring.

Study/Snug

9'9" x 10'3" (2.97m x 3.12m)

Enjoying continued LVT flooring from the entrance hall and benefiting from uPVC double glazed window to the front elevation.

Wren Kitchen Diner

16'4" x 16'9" (4.98m x 5.11m)

Inclusive of an attractive range of wall and base units with complimentary work surfaces, a Zanussi five ring gas hob, double electric oven and grill, Bosch fridge and freezer, integrated Bosch dishwasher and washing machine come included within this fabulous kitchen, island unit comprising a breakfast bar and further benefits include a sink and drainer unit with a mixer tap including an instant hot water tap, inset downlights, LVT flooring and granting access to the open plan dining area.

Dining Area

21'2" x 8'2" (6.45m x 2.49m)

Boasting natural light throughout with three overhead skylights, a uPVC double glazed personal door to the rear elevation and an expansive range of uPVC framed patio doors accessing the private rear garden. The dining area also benefits from continued LVT flooring from the kitchen, wall lighting and a column radiator.

Bay Front Lounge

11'2" x 19'1" (3.40m x 5.82m)

Enjoying a uPVC double glazed bay window to the front elevation with complimentary bay seating area, wall lighting and a decorative fireplace with tiled surround and hearth.

Guest Cloakroom

Enjoying continued LVT flooring from the kitchen and comprising: a low level push button WC, vanity wash hand basin with monobloc mixer tap, opaque uPVC double glazed window to the front elevation with extractor fan.

First Floor

Landing

Stairs rising to the first floor landing gives way to three double bedrooms and the family bathroom. Loft hatch with fitted ladder, full boarded, recently fully insulated with light and

power. The landing also enjoys wonderful field views through the uPVC double glazed window to the rear elevation.

Bedroom One

13'7" x 9'9" (4.14m x 2.97m)

Enjoying a uPVC double glazed window to the front elevation with walk-in wardrobe and fitted wardrobe.

Bedroom Two

11'2" x 9'9" (3.40m x 2.97m)

uPVC double glazed window to the rear elevation.

Bedroom Three

10'2" x 8'5" (3.10m x 2.57m)

uPVC double glazed window to the rear elevation.

Family Bathroom

8'1" x 5'5" (2.46m x 1.65m)

This three piece white suite comprises: a low level push button WC, pedestal wash hand basin with panelled bath with electric shower over and splash backs to splash prone areas, timber effect vinyl flooring, opaque uPVC double glazed window to the rear elevation.

Outside

Private Rear Garden

The block paved driveway edged with stone shingling gives way to a well maintained lawn facilitated by external power point, water point and lighting. Path to the rear of the garden gives way to a raised herb garden.

Detached Garage

9'0" x 20'5" (2.74m x 6.22m)

Entered via a timber framed (handmade by a local carpenter) double opening doors to the front elevation with side uPVC person door and uPVC double glazed windows to the side elevation.

Front Garden

A block paved driveway offers off road parking for multiple vehicles and access to the detached garage and garden respectively and is partly enclosed by a wharf brick wall to the front which in turn is complimented of a well maintain lawn with a host of flower beds.



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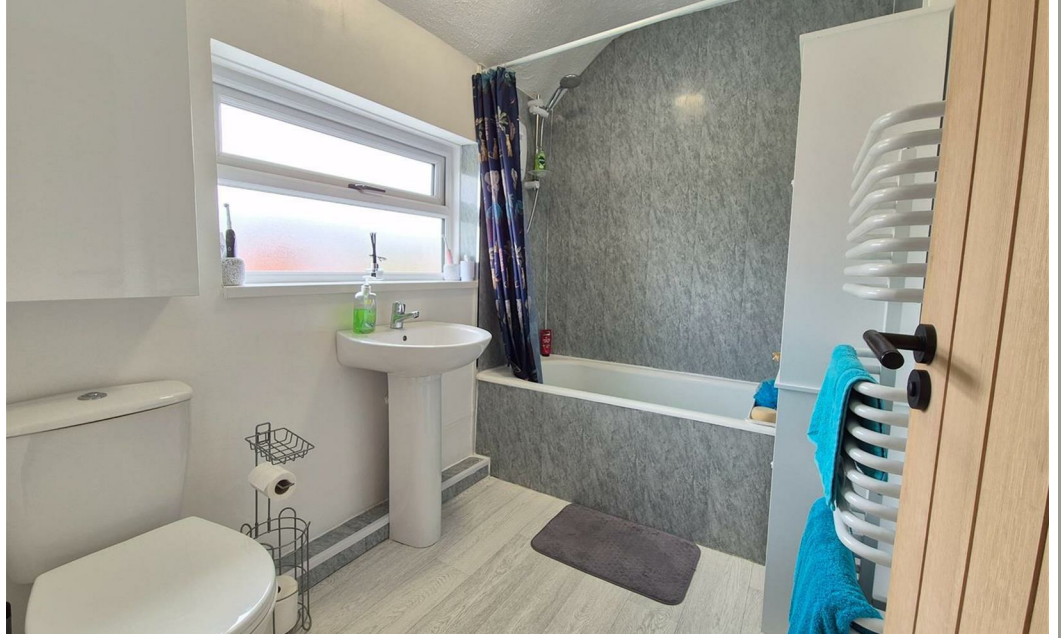
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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