



Hedging Lane
Wilnecote, Tamworth

Hedging Lane Wilnecote



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three/four bedroom town house set over three floor with flexible living and sleeping accommodation.

The property briefly comprises: entrance hallway, guest WC, open plan kitchen and rear living area, landing to the principle lounge/bedroom and third bedroom, further landing with doors to the two further bedroom and family bathroom plus an en-suite to the master.

Externally there is a low maintenance private rear garden with block paved patio area and astro-turf lawn, as well as door to the rear garage and carport plus parking space.

The property is situated in Wilnecote, Tamworth which benefits from a wide selection of amenities including shopping facilities at Ventura Park, local cinema, supermarkets, excellent leisure facilities and schooling. Commuter benefits include the A5, M42 and A38 road links with intercity and cross country rail links at Tamworth Station. The property benefits from close proximity to the M42. It is served by the Wilnecote Infant, Junior and Secondary school.

ENTRANCE HALLWAY

Double glazed front door with window adjacent, slate tile effect flooring, power point, radiator, ceiling light, stairs to first floor. access to kitchen/dining room.

KITCHEN & LIVING AREA

Open plan kitchen/living area which occupies the ground floor of the property, double glazed windows to front and back, along with French

doors opening to the rear garden, slate effect laminate floor tiling, a range of modern wall and base units, built in oven and hob with extractor overhead, tiled splash backs, 1 1/2 sink and drainer, plumbing for washing machine and dishwasher with spaces for fridge and freezer, ceiling lights, radiators, power points, further under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM

Slate effect floor tiling, low flush WC, wash hand basin, tiled splash back, ceiling light, radiator, extractor fan.

LANDING

Carpeted flooring, ceiling light point, radiator, window to front and doors to the lounge/bedroom and third bedroom, further staircase to the tops floor.

LOUNGE/BEDROOM

Feature 'Juliet' balcony with adjacent double glazed windows to rear, ceiling lights, power points and radiator.

BEDROOM THREE

Double glazed windows to front, fitted wardrobe, ceiling light, power points and radiator.

TOP FLOOR LANDING:

Carpeted flooring, light point, doors to the bedroom and bathroom.

BEDROOM ONE

Double glazed windows to rear, built in wardrobes, access to en-suite, ceiling light, power points and radiator.





EN-SUITE

Double glazed window to rear, tile effect flooring, walk in shower, low flush WC, wash hand basin with tiled splash back, ceiling light and radiator.

BEDROOM TWO

Double glazed windows to front, built in wardrobes with sliding doors, ceiling light, power point and radiator.

FAMILY BATHROOM

Tiled flooring, white suite comprising bath, low flush WC and wash hand basin, ceiling light, radiator.

GARDEN

Low maintenance rear garden with blocked paved patio area, artificial lawn, pathway leading to rear garage door.

GARAGE & CAR PORT

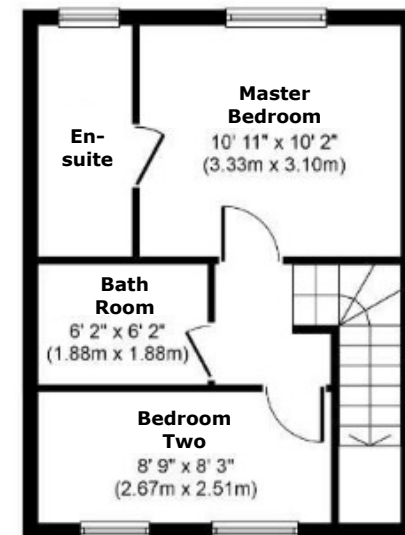
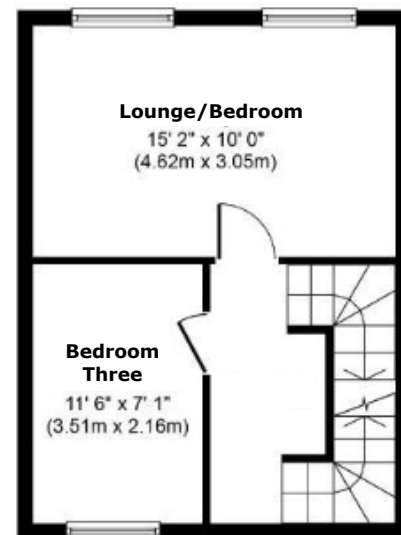
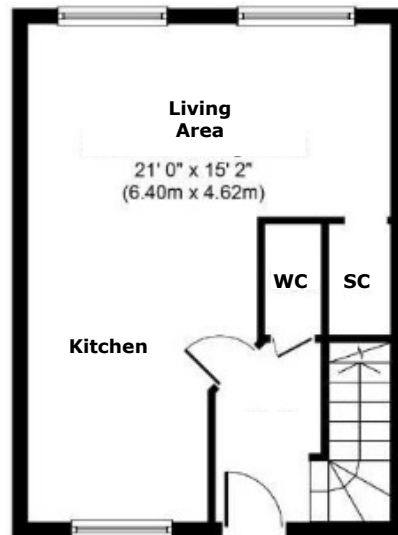
Approached from shared rear access, the garage has a ceiling light, power points and access to the rear garden plus door to the side car port.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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