



Little Warton Road, Warton Tamworth

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Property Description

This charming semi detached home feels spacious and bright with lots of living space downstairs and good sized bedrooms. The driveway at the front offers side access and leads to the entrance porch. The kitchen sits to the rear of the home and leads to an inner hallway with the guest W.C., stairs to the first floor and a door to the spacious and bright lounge. Upstairs there is a bathroom with two double bedrooms- the principal bedroom further offering a Juliet Balcony.

Approach

Tarmac driveway providing off road parking, lawn and gates side access to the rear of the property

Kitchen/ Diner

12' x 9' 10" (3.66m x 3.00m)
Double glazed window to rear and side elevations, a range of wall and base units with work surface over incorporating a double sink, space and connections for a range cooker, washing machine and central heating radiator.

Guest W.C

Double glazed window to side elevation, WC, wash hand basin and central heating radiator.

Lounge

18' max x 12' max (5.49m max x 3.66m max)
Double glazed window to front elevation, two double glazed windows to side elevation, log burner and two central heating radiators.

Inner Hallway

Stairs to first floor, central heating radiator, door to guest W.C. and stable door giving access into the conservatory.

Conservatory

17' 9" x 6' 10" (5.41m x 2.08m)
Of UPVc double glazed construction incorporating a door out to the rear garden and space and plumbing for a washing machine.

Landing

Double glazed window to side elevation, loft access and airing cupboard housing the central heating boiler,

Bedroom Two

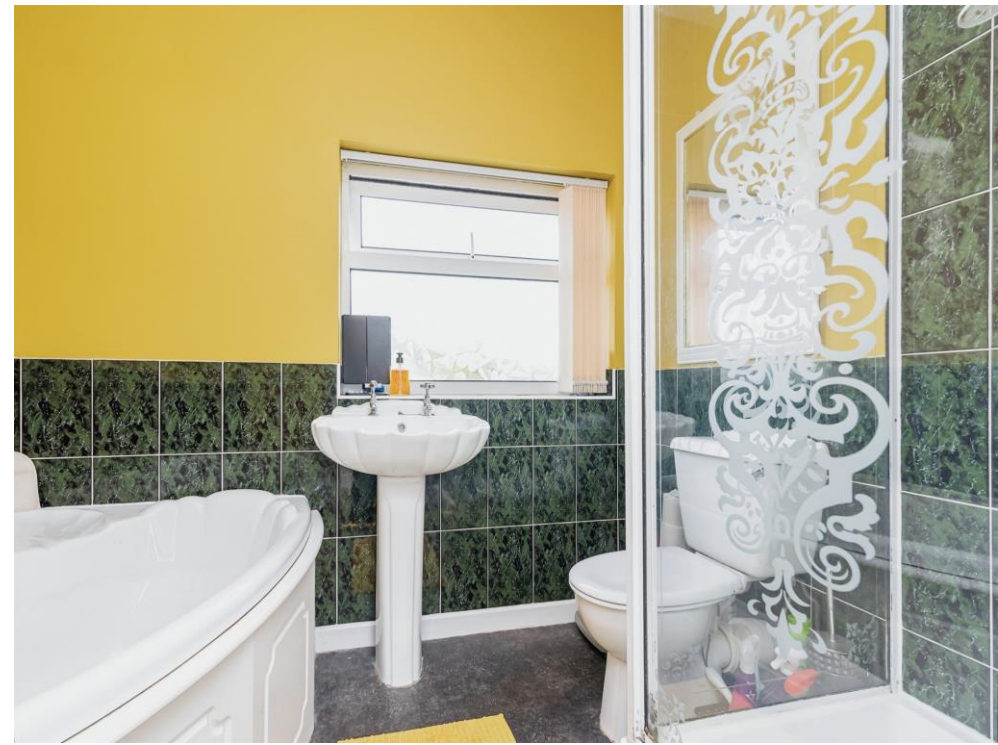
12' x 9' 5" (3.66m x 2.87m)

Double glazed window to front elevation and central heating radiator.

Bathroom

8' 1" x 5' 8" (2.46m x 1.73m)

Double glazed window to side elevation, corner bath, shower cubicle with electric shower, wash hand basin, WC, tiled to splash prone areas and spotlights to ceiling.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metroplix 6/2024

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EPC Rating: C

Tenure: Freehold

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