



Marrick, Wilnecote Tamworth





Property Description

The property begins with a good sized driveway suitable for more than one car. There is a gated side entry point to the rear garden for convenience and a garage attached to the right of the home. In addition to the parking, there is a well maintained decorative front garden that has been planted with mature shrubs and other decorative elements.

Inside, the entrance hall sits centrally and provides access to a bright and spacious lounge to the front, a well maintained kitchen, shower room and the two bedrooms which feature built in storage. The dining room, which overlooks the charming and private rear garden, sits behind the lounge through an open archway that allows light to move more freely in the living area.

Marrick is a quiet cul de sac off the larger crescent of Malham Road which offers very easy access to the A5 and M42. This puts Birmingham in easy reach by road, or more locally Ventura Retail Park along with a choice of supermarkets are easy to get to by car. The centre of Tamworth is also easy to get to by public transport, with a bus stop opposite the entry to the road.

Call the office today for more information or to see inside!

Lounge

14' max x 11' 7" max (4.27m max x 3.53m max)
Double glazed window to front elevation, feature fire place and central heating radiator.

Dining Room

7' 10" x 9' 4" (2.39m x 2.84m)
Double glazed French doors to rear elevation and central heating radiator.

Kitchen

9' 5" x 9' 9" (2.87m x 2.97m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, space and plumbing for washing machine and central heating radiator.

Bedroom One

12' 7" to wardrobe x 8' 7" (3.84m to wardrobe x 2.62m)

Double glazed window to front elevation, central heating radiator and fitted wardrobe.

Bedroom Two

12' 7" max into wardrobe x 9' 2" (3.84m max into wardrobe x 2.79m)

Double glazed window to rear elevation and central heating radiator.

Wet Room

Double glazed window to rear elevation, wash hand basin, W.C, shower, heated towel rail and fully tiled.

Front Garden

Concrete driveway providing off road parking for multiple vehicles.

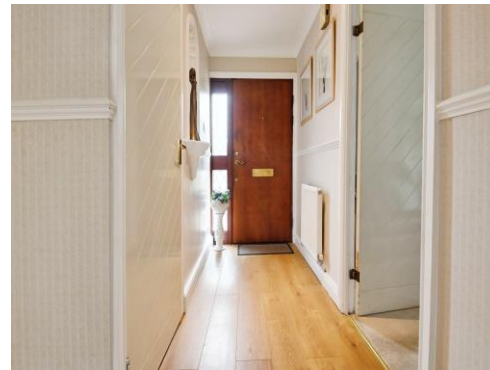
Rear Garden

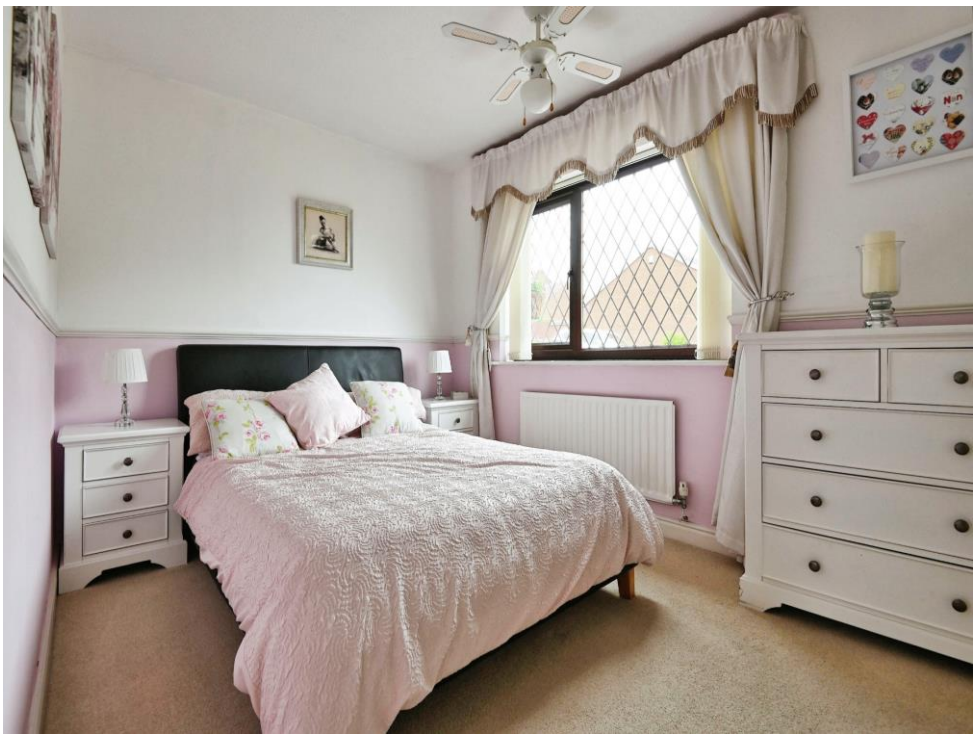
Liad lawn, paved patio, mature shrubs, fencing to boundaires and gated side access.

Garage

17' 11" x 9' 4" (5.46m x 2.84m)

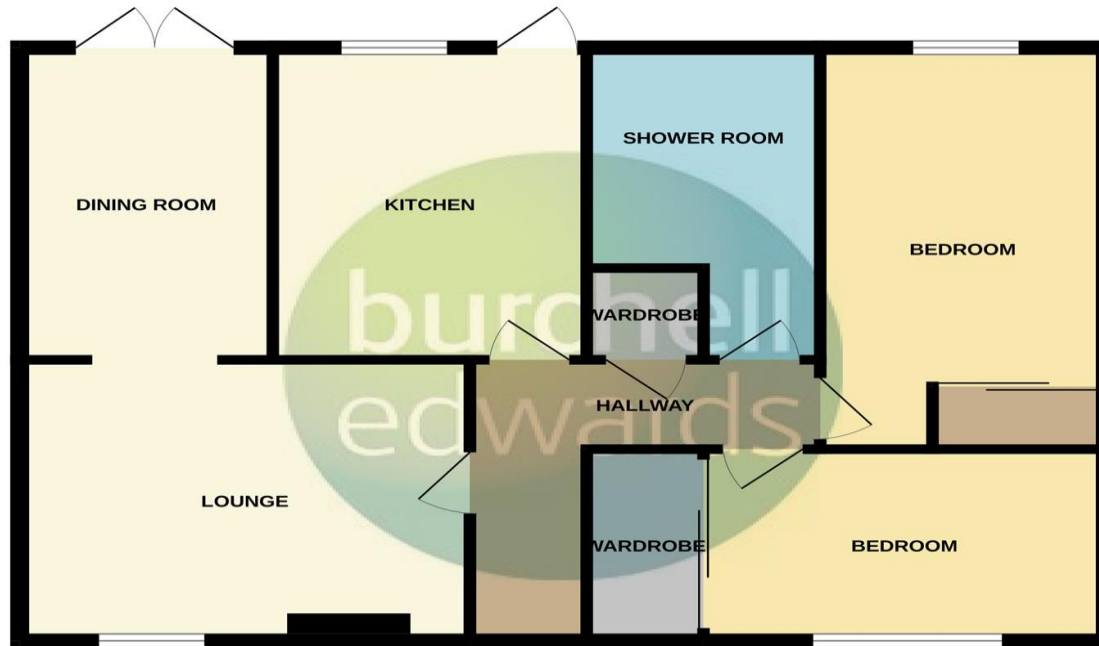
Up and over door and central heating boiler.







GROUND FLOOR



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EPC Rating: D

Tenure: Freehold

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