



Coton Lane, Tamworth

burchell
edwards

Coton Lane,,Tamworth B79 8NS

for sale offers over
£425,000



Property Description

Set back from Coton Lane, the property is approached via a spacious driveway for multiple cars. Inside, the ground floor comprises of a lounge, dining room, extended kitchen, utility area, downstairs shower room and a well maintained rear garden. Upstairs offers four bedrooms and a family bathroom.

The appealing location of this property is owed to the countryside views opposite, being set on the very north side of Tamworth whilst still enjoying excellent transport links to the wider area. Have a look at our virtual tour or call today to see inside!

Entrance Porch

Double glazed windows to front elevation.

Shower Room

Walk in shower, W.C, wash hand basin and central heating radiator.

Reception Room

16' 10" x 7' 2" (5.13m x 2.18m)

Double glazed window to rear elevation and stairs to first floor accommodation.

Lounge

16' max x 16' 2" max to recess (4.88m max x 4.93m max to recess)

Double glazed window to front elevation, central heating radiator and feature electric fire place.

Dining Room

10' 4" x 8' 8" (3.15m x 2.64m)

Double glazed French doors to rear elevation and central heating radiator.

Kitchen

15' 9" max x 10' 5" max to recess (4.80m max x 3.17m max to recess)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, electric oven, dishwasher, built in fridge and built in freezer.

Utility Room

Double glazed window to rear elevation, door to side elevation, door to W.C and space and plumbing for washing machine.

Landing

Loft access.

Bedroom One

10' 6" max x 13' 10" (3.20m max x 4.22m)

Two double glazed windows to front elevation and central heating radiator.

Bedroom Two

10' 8" max x 12' 7" (3.25m max x 3.84m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

11' 1" x 10' 8" (3.38m x 3.25m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

10' 2" max x 7' 2" max (3.10m max x 2.18m max)

Bathroom

Double glazed window to rear elevation, panalled bath, W.C, wash hand basin and central heating radiator.

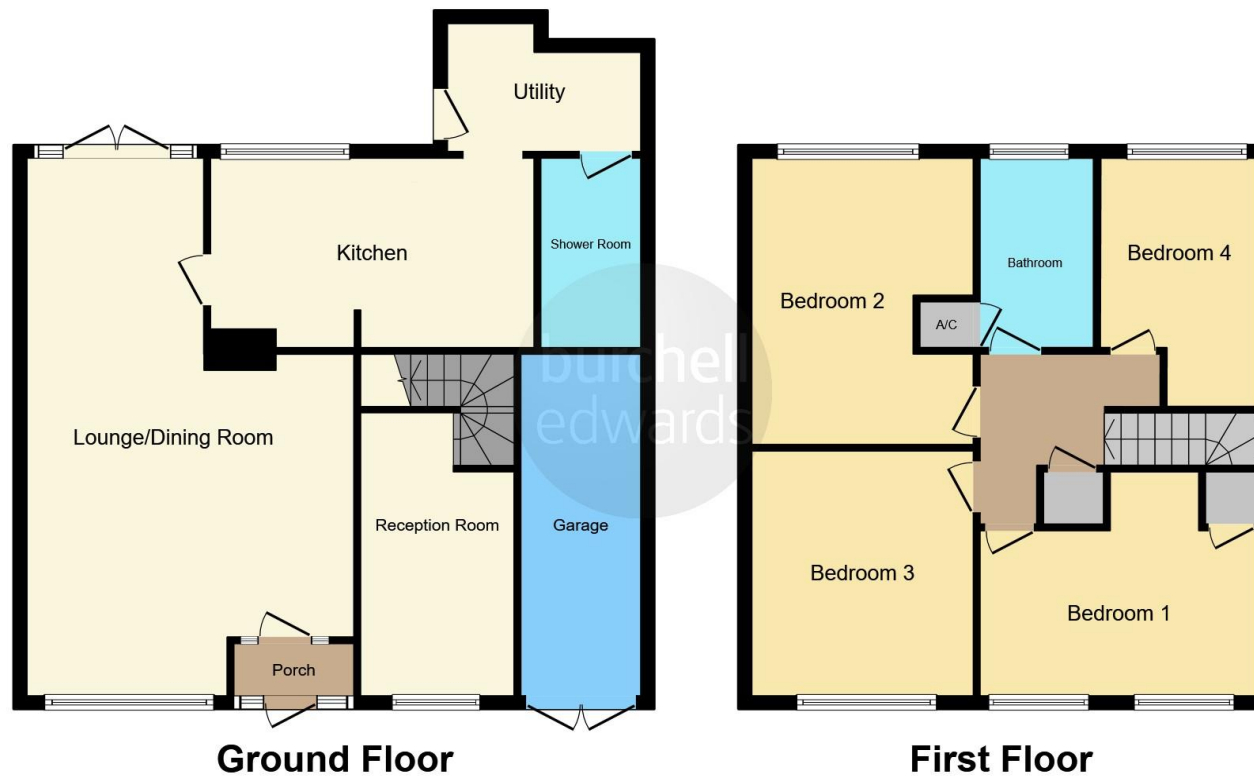
Front Garden

Tarmac driveway providing off road parking and laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM206431



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM206431 - 0003