



Crossfell, Wilnecote Tamworth





## Property Description

This attractive, ideal first buy or investment offers a very well presented front garden on approach leading on to the entrance hall which has stairs up to the first floor and doors leading on to the spacious and well decorated lounge as well as the bright and well appointed kitchen.

Upstairs all bedrooms are good sizes and the bathroom is well presented. Moving out to the rear garden, buyers have a real treat with this well designed and presented low maintenance space ideal for those who like to enjoy outside space without dedicating too much time to gardening.

Locally, the home couldn't be better placed for amenities. There are schools in walking distance along with shops and other services such as a GP surgery close by, too.

## Entrance Hallway

Stairs to first floor accommodation, under stairs storage cupboard and further storage cupboard.

## Guest W.C

Double glazed window to front elevation, W.C, wash hand basin, cladded walls and ceiling.

## Lounge

17' 7" x 10' 4" ( 5.36m x 3.15m )  
Double glazed window to rear elevation and central heating radiator.

## Kitchen/ Diner

15' 8" x 11' 5" max ( 4.78m x 3.48m max )  
Double glazed window to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, oven and hob, space and plumbing for washing machine, space for fridge freezer and central heating radiator.

## Landing

Double glazed window to front elevation, air conditioning and loft access via hatch.

## Bedroom One

14' 9" x 9' 1" ( 4.50m x 2.77m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

10' 7" x 11' 2" ( 3.23m x 3.40m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

11' 2" x 6' 4" ( 3.40m x 1.93m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin and cladded ceiling.

## Front Garden

Decorative lawn with fencing to boundaries.

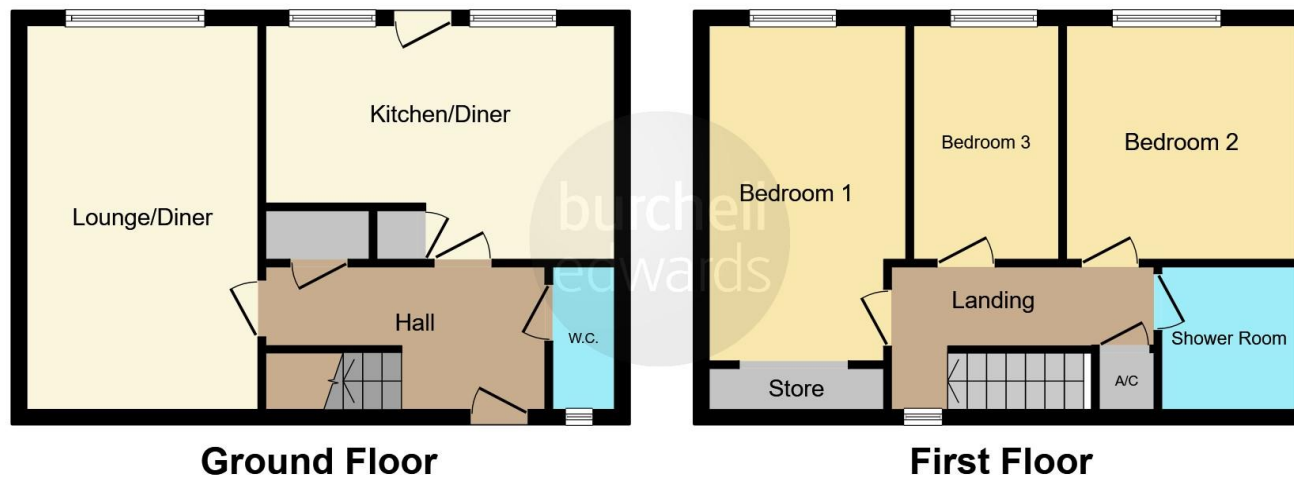
## Rear Garden

Raised decking area, laid to lawn, storage shed and fencing to boundaries.









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Property Ref: TAM206478 - 0003