



Wayside Watling Street, Dordon Tamworth

burchell
edwards



Property Description

Approached via a large block paved driveway, the home offers an entrance porch, lounge, dining room, home office, kitchen and conservatory, guest W.C and utility room on the ground floor. Upstairs features three bedrooms in addition to a good sized family bathroom.

The location is ideal for commuters, being on Watling Street, and has ample parking for multiple cars. The garden is also spacious with gated rear access. A viewing is highly recommended, call us today for more information and to see inside.



Entrance Hallway

Open archway to lounge and door to study.

Guest W.C

W.C and wash hand basin.

Study

15' 4" max x 7' 8" max (4.67m max x 2.34m max)
Double glazed window to front elevation and central heating radiator.

Lounge

11' max x 14' 5" (3.35m max x 4.39m)
Double glazed bow window to front elevation and central heating radiator.

Dining Room

10' 10" x 8' 10" (3.30m x 2.69m)
Central heating radiator and open archway to kitchen.

Rear Lobby

Doors to W.C, utility area and covered side entry.

Kitchen

15' 9" x 8' 8" plus door recess (4.80m x 2.64m plus door recess)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, cooker hood, space and connections for dishwasher.

Utility Room

5' 11" x 4' 10" (1.80m x 1.47m)

A range of wall and base storage units, space and connections for washing machine.

Conservatory

10' 10" x 7' 8" plus door recess (3.30m x 2.34m plus door recess)

Double glazed windows to rear and side elevations and double glazed French doors to garden.

Landing

Double glazed window to side elevation.

Bedroom One

12' 2" x 9' 10" max to wardrobe (3.71m x 3.00m max to wardrobe)

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

11' 4" max x 9' 10" (3.45m max x 3.00m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

8' 11" x 8' 1" max into wardrobe (2.72m x 2.46m max into wardrobe)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, freestanding bath, walk in shower and heated towel rail.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Landscaped rear garden with slabbed patio, tiered lawns and gated pedestrian access to woodlands.









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/TAM206697



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: TAM206697 - 0003