

Maldale, Wilnecote Tamworth



# Maldale, Wilnecote Tamworth B77 4PH

# for sale **£450,000**



# **Property Description**

An attractive detached bungalow in an enviable location! The property sits on a large plot with excellent potential and features a large landscaped rear garden.

The home comprises in brief of a driveway, entrance hallway, large lounge, dining area, spacious kitchen, separate utility room, three good sized bedrooms, one of which offers an en suite, and a shower room. The home is excellent condition and would suit someone with with a large or extended family. A viewing is highly recommended, so call today to arrange your visit inside!

#### Lounge

16' 5" max x 18' 11" max ( 5.00m max x 5.77m max

Two central heating radiators and gas fire.

#### **Dining Room**

11' 9" x 8' 10" ( 3.58m x 2.69m ) Double glazed bow window to front elevation.

# Kitchen

11' 7" x 9' 11" plus entry ( 3.53m x 3.02m plus entry

Double glazed windows to front and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, Tower oven and grill, electric hob, cooker hood, dishwasher and microwave,

#### **Utility Room**

Door to side elevation, a range of wall and base storage units, sink with drainer unit, central heating radiator, space and plumbing for washing machine.

#### Conservatory

17' 3" x 10' 10" ( 5.26m x 3.30m )

Double glazed windows to rear and side elevations, double glazed French doors to rear elevation and central heating radiator.



# **Inner Hallway**

Loft access via hatch.

### **Bedroom One**

11' 9" x 10' 7" ( 3.58m x 3.23m ) Double glazed bow window to front elevation and fitted furnature.

# **En-Suite**

Double glazed obscure window to side elevation, W.C, wash hand basin, shower and heated towel rail.

# **Bedroom Two**

10' 7" x 9' 9" ( 3.23m x 2.97m ) Double glazed window to rear elevation and central heating radiator.

#### **Bedroom Three**

9' 10" x 7' 3" max ( 3.00m x 2.21m max ) Double glazed window to rear elevation and central heating radiator.

#### Bathroom

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

# **Rear Garden**

Patio area, mature trees and shrubs.

#### Garage

 $17' 6'' \times 16' (5.33m \times 4.88m)$ Two electric roller shutter doors, double glazed window to side elevation, door to rear elevation, power and lighting.











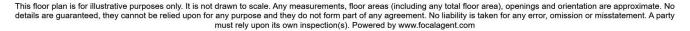






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





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: Awaited

Tenure: Freehold





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: TAM206699 - 0004