



Loughshaw, Wilnecote Tamworth





Property Description

A spacious and modern extended home, this property sits in a cul de sac and offers a spacious lounge, modern kitchen and bathroom, four bedrooms, a guest W.C., separate utility room and a useful garage. The home also has a driveway to provide off road parking.

The home has been well looked after and could be moved straight into without the need for renovation, and is sure to be popular owing to the well regarded location. Call us today for more information and to see inside.

Entrance Porch

Double glazed door to front elevation, central heating radiator and single glazed door into:

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin with storage and heated towel rail.

Lounge

13' 7" max x 9' 7" max (4.14m max x 2.92m max)
Double glazed window to front elevation and central heating radiator.

Kitchen /Diner

13' 2" x 7' 8" (4.01m x 2.34m)
Two double glazed windows 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, tiling to splash prone areas, central heating radiator and under stairs storage cupboard.

Utility Room

Double glazed window and door to rear elevation, wall and base storage units, space and plumbing for washing machine.

Landing

Loft access via hatch.

Bedroom One

12' 4" x 10' 1" plus recess (3.76m x 3.07m plus recess)

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

Bedroom Two

10' 6" x 6' 5" (3.20m x 1.96m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

9' x 6' 11" (2.74m x 2.11m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Four

9' max x 6' 5" max (2.74m max x 1.96m max)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, walk in shower, central heating radiator, cladding to walls and ceiling.

Front Garden

Block paved driveway providing off road parking for several vehicles.

Rear Garden

Gravel area with lawn and fencing to all boundaries.

Garage

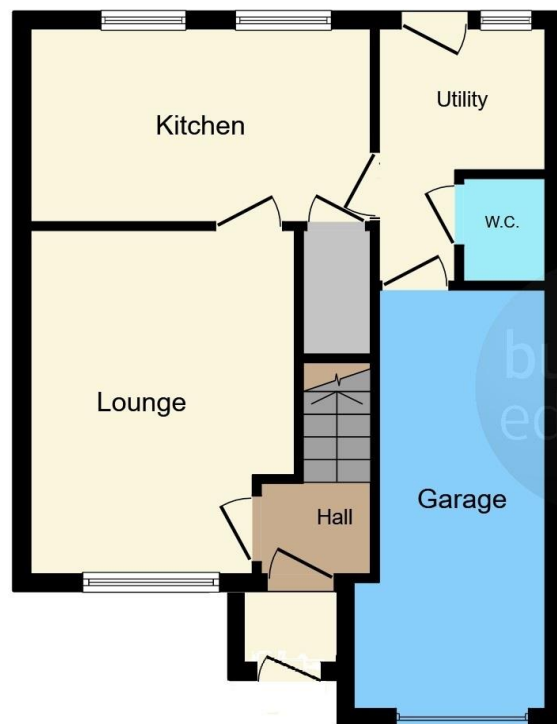
16' 3" x 8' 1" (4.95m x 2.46m)

Up and over door, power and lighting.

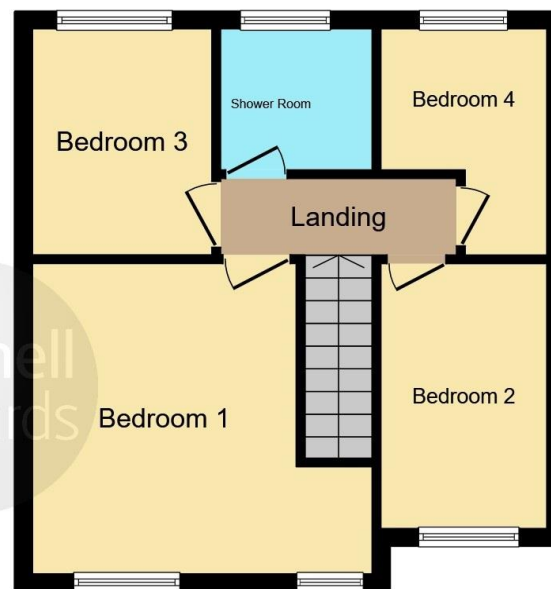








Ground Floor



First Floor

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

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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