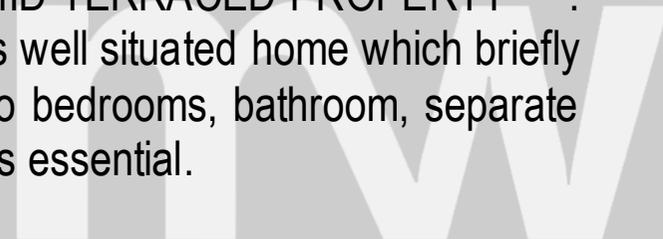


Mark
Webster
estate agents



Milburn
Wilnecote
£197,500

*** DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACED PROPERTY ***.
For sale with MARK WEBSTER estate agents is this well situated home which briefly
comprises: Lounge, kitchen/diner, conservatory, two bedrooms, bathroom, separate
WC, rear garden and a full width driveway. Viewing is essential.



Situated within the popular Wilnecote area of Tamworth, Milburn offers an ideal setting for couples and first-time buyers seeking a well-connected yet community-focused location. The neighbourhood benefits from a friendly residential feel, with a good selection of local shops, supermarkets and everyday amenities all close at hand.

Wilnecote provides excellent transport links, including easy access to Tamworth town centre and nearby commuter routes such as the A5 and M42, making travel to Birmingham, Lichfield and beyond straightforward. For leisure time, residents can enjoy nearby green spaces, riverside walks and local parks, while Ventura Retail Park and Tamworth's town centre offer a wide range of dining, shopping and entertainment options.

With its blend of convenience, affordability and accessibility, Milburn presents a great opportunity to step onto the property ladder or establish a home together in a well-placed and welcoming area.

LOUNGE

10' 4" x 17' 7" maximum (3.15m x 5.36m)

Double glazed window to front aspect, laminated wooden effect flooring, single panelled radiator and a door to...

INNER HALLWAY

Having two useful storage cupboards, stairs leading off to the first floor landing and access to...

KITCHEN/DINER

12' 6" x 11' 6" maximum (3.81m x 3.51m)

Double glazed window to rear aspect, single panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level single oven, gas hob with extractor over, space for a washing machine, stainless steel sink and space for a fridge/freezer.

CONSERVATORY

9' 6" x 7' 5" (2.9m x 2.26m)

Double glazed windows, tiled floor and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Two useful storage cupboards and doors leading off to...

BEDROOM ONE

8' 9" x 17' 7" maximum (2.67m x 5.36m)

(6' 0" x 11' 4" minimum) Double glazed window to front aspect and a single panelled radiator.



BEDROOM TWO

14' 4" x 8' 5" (4.37m x 2.57m)

Double glazed window to front aspect and a single panelled radiator.

BATHROOM

5' 7" x 5' 10" (1.7m x 1.78m)

Opaque double glazed window to rear aspect, heated towel rail, part tiled-part panelled walls, useful vanity storage with wash basin and a panelled bath with mixer style shower over.

SEPARATE WC

6' 4" x 2' 7" (1.93m x 0.79m)

Opaque double glazed window to rear aspect, single panelled radiator, tiling to half height and a low level WC.

TO THE EXTERIOR

The property benefits from a full width block paved driveway to the front. The enclosed rear garden has been landscaped to provide low maintenance with a paved patio area, raised planters, artificial lawn and space for a storage shed.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
01827 64903

Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



Energy Performance Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		87
B (81-91)		
C (69-80)	73	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.