



Fosssdale Road, Wilnecote, Tamworth

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## Property Description

The property begins with a tarmac driveway that leads to the garage that sits to the side of the home. There are entrances to a useful front porch as well as a door straight into the kitchen- ideal for when arriving home from shopping. The property comprises of an entrance hall, lounge, kitchen, rear lobby, shower room, principal bedroom and an additional room that could be used as a dining room or second bedroom as required. This charming bungalow is finished off with a private, mature rear garden.

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## Entrance Porch

Double glazed door to front elevation, double glazed windows to front and side elevations.

## Entrance Hallway

Central heating radiator, doors off to kitchen and lounge.

## Inner Hallway

Storage cupboard, doors to bedrooms and shower room.

## Lounge

16' 9" max x 9' 9" max ( 5.11m max x 2.97m max )  
Double glazed bow window to front elevation and central heating radiator.

## Bedroom Two

10' 2" plus door recess x 8' 3" ( 3.10m plus door recess x 2.51m )  
Double glazed patio doors to rear elevation and central heating radiator.

## Kitchen

8' 6" x 8' 2" ( 2.59m x 2.49m )  
Double glazed window to side elevation, door to driveway, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, space for fridge freezer, central heating radiator.

## Bedroom One

9' 9" x 10' 3" max to wardrobe ( 2.97m x 3.12m max to wardrobe )  
Double glazed window to rear elevation and central heating radiator.

## Shower Room

Double glazed window to side elevation, W.C, wash hand basin, enclosed shower cubicle and central heating radiator.

## Front Garden

Block paved driveway providing off road parking and lawned area.

## Rear Garden

Slabbed patio, lawned area, mature trees and shrubs, fencing to all boundaries.

## Garage

18' 10" x 8' 9" max ( 5.74m x 2.67m max )  
Double doors to front elevation, power and lighting.

## Disclaimer

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EPC Rating: D    Council Tax  
Band: B

Tenure: Freehold

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Property Ref: TAM207012 - 0005