

Mark
Webster
estate agents



Scammerton
Wilnecote
£225,000

*** TAKE A LOOK AT THAT CONSERVATORY! - EXCELLENT POSITION - NO UPWARD CHAIN ***. MARK WEBSTER estate agents are delighted to bring to market this semi-detached property which briefly comprises: Lounge, kitchen, conservatory, three bedrooms, bathroom, rear garden and off road parking. Viewing is essential.



Scammerton is a popular residential road within Wilnecote, offering a convenient and family-friendly setting close to a range of local amenities. Residents benefit from nearby shops, schools and leisure facilities, with Tamworth town centre just a short distance away providing a wider selection of retail and dining options.

The area is well suited to commuters, with excellent transport links including Wilnecote railway station and easy access to major road networks such as the A5 and M42. Surrounded by green spaces and with everyday conveniences close at hand, Scammerton offers a balanced lifestyle combining practicality with a strong sense of community.

ENTRANCE HALL

Stairs leading off to the first floor landing and doors to...

LOUNGE

10' 25" x 14' 8" (3.68m x 4.47m)

Double glazed bow window to front aspect, single panelled radiator and a feature fireplace with inset gas fire.

KITCHEN

8' 4" x 14' 8" (2.54m x 4.47m)

Two double glazed windows to rear aspect, door to a useful storage cupboard, tiled floor, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level double oven, gas hob with integrated extractor over, space for a washing machine, stainless steel sink, space for a fridge/freezer and a door to...

CONSERVATORY

10' 5" x 16' 1" (3.18m x 4.9m)

Having double glazed windows, two double panelled radiators and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Doors leading off to...

BEDROOM ONE

10' 6" x 11' 8" (3.2m x 3.56m)

Double glazed window to front aspect, single panelled radiator and a useful storage cupboard/wardrobe.

BEDROOM TWO

8' 8" x 8' 0" maximum (2.64m x 2.44m)

(5' 8" minimum width) Double glazed window to rear aspect, single panelled radiator, fitted wardrobe and a further useful storage cupboard/wardrobe.



BEDROOM THREE

7' 8" x 6' 0" (2.34m x 1.83m)

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

BATHROOM

5' 8" x 6' 5" (1.73m x 1.96m)

Opaque double glazed window, heated towel rail, tiling to splash back areas, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

TO THE EXTERIOR

The property benefits from a front lawn with a tarmac driveway to the side providing ample off road parking and access to the rear via a side gate. The rear garden is fully paved across two levels to provide low maintenance. There is a paved path surrounding the conservatory with steps leading up to a larger paved patio area.

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

SERVICES: We understand that all mains services are connected.

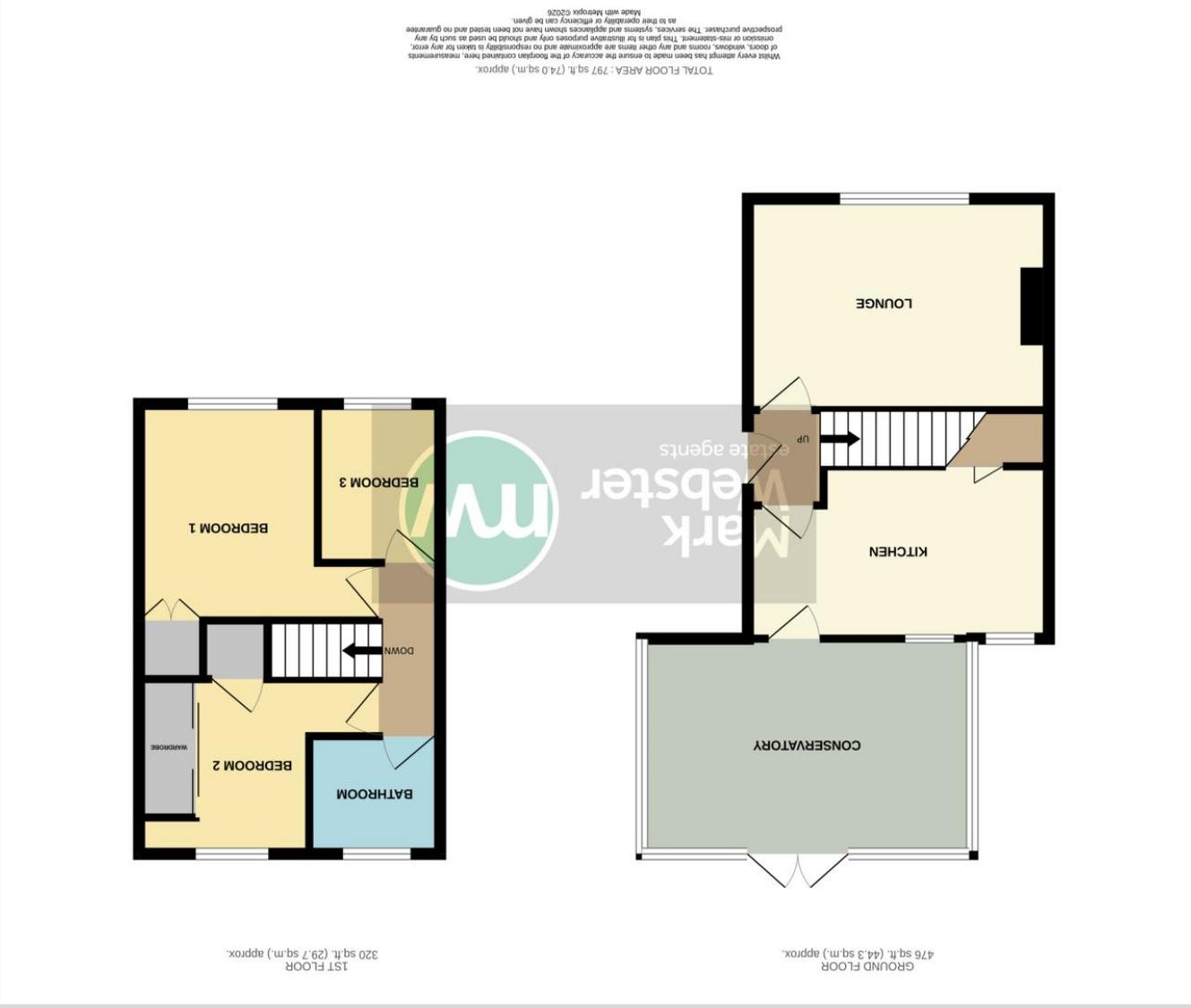
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band B. (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.



Floorplan



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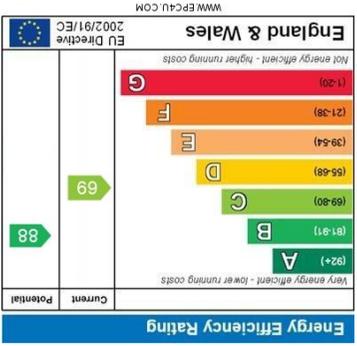
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