



Ivy Croft Road  
Warton  
£229,950

\*\*\* NO UPWARD CHAIN ~ EXTENDED TO THE REAR ~ VILLAGE LOCATION \*\*\*.  
For sale with MARK WEBSTER estate agents is this nicely situated three bedroom semi detached property briefly comprising: Lounge, dining area, extended kitchen, guest WC/store room, three bedrooms, family shower room, double width driveway, garage and rear garden. Viewing is recommended.

Ivy Croft Road, Warton, B79 0JJ is situated within a quiet and well-established residential area that is particularly popular with families. The street enjoys a pleasant, community-focused feel, offering a safe and friendly environment where children can grow and neighbours feel connected.

Warton is a charming village that blends a traditional atmosphere with everyday practicality. A range of local amenities are available nearby for daily needs, while families are well served by a choice of well-regarded schools within easy reach. The surrounding countryside and open green spaces provide excellent opportunities for outdoor activities, from family walks to weekend relaxation.

Despite its peaceful village setting, Ivy Croft Road remains conveniently located for modern family life. Excellent road links offer straightforward access to nearby towns and employment centres, making commuting and school runs simple. This is an ideal location for those seeking a comfortable, well-connected family home in a calm and welcoming setting.

#### **RECEPTION PORCH 9' 5" x 5' 5" (2.87m x 1.65m)**

Having a double glazed entrance door with adjoining side screen, single panelled radiator, useful cloaks storage cupboards, internal glazed wooden door with matching side screens leading to...

#### **ENTRANCE HALL 9' 9" x 6' 5" (2.97m x 1.96m)**

Stairs leading off to the first floor landing, single panelled radiator and a glazed door to the lounge.

#### **LOUNGE 17' 4" x 11' 5" (5.28m x 3.48m)**

Feature fireplace having an inset coal effect gas fire, door to the guest WC/store room, single panelled radiator and an arched opening to the dining area.

#### **DINING AREA 10' 8" x 8' 3" (3.25m x 2.51m)**

Double glazed French doors leading out to the rear garden, single panelled radiator and access to the kitchen.

#### **KITCHEN 15' 7" x 6' 9" (4.75m x 2.06m)**

Double glazed window to rear aspect, opaque double glazed side entrance door, range of fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven, electric hob with a stainless steel extractor hood above, space for a fridge freezer, tiled splash back areas, space and plumbing for a washing machine, stainless steel sink and a double panelled radiator.

#### **GUEST WC/STORE ROOM 7' 9" x 6' 6" (2.36m x 1.98m)**

Single panelled radiator, opaque double glazed window to side aspect, low level WC and a wash basin.



## FIRST FLOOR LANDING

Single panelled radiator, access to the roof storage space and doors leading off to...

## BEDROOM ONE 11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed window to rear aspect, electric radiator, wash basin with useful vanity storage beneath.



## BEDROOM TWO 12' 5" x 8' 5" (3.78m x 2.57m)

Double glazed window to front aspect and an electric radiator.

## BEDROOM THREE 9' 4" x 6' 5" (2.84m x 1.96m)

Double glazed window to rear aspect and a door to the over stairs storage cupboard.



## SHOWER ROOM 11' 3" x 6' 3" (3.43m x 1.91m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, good sized walk in style shower having a chrome mixer style shower, PVC panelled walls and ceiling, recessed ceiling down lights.

## TO THE EXTERIOR

To the front of the property there is a double width driveway providing off road parking and access to the garage. The rear garden has a patio area, lawn, timber storage shed and fenced boundaries.

**FIXTURES & FITTINGS:** Some items may be 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 C. (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.



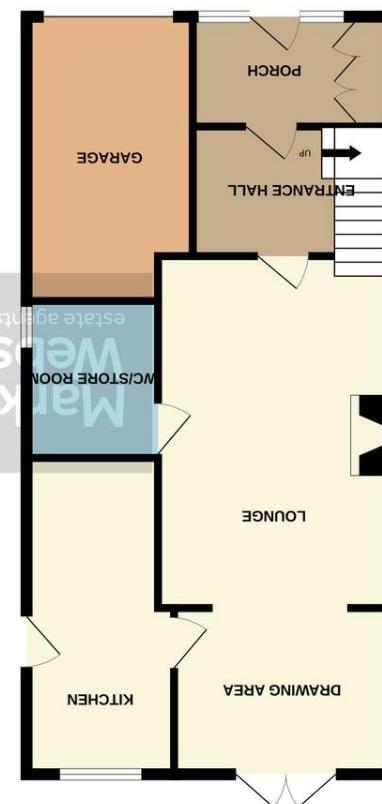


Mon - Fri: 9:00am - 5:30pm  
Sat: 9:00am - 4:00pm

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664 sq.ft. (61.7 sq.m.) approx.  
GROUND FLOOR

426 sq.ft. (39.6 sq.m.) approx.  
1ST FLOOR



Floorplan

29 Bridge Street  
Polesworth, Tamworth  
Staffordshire, B78 1DR

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Energy Performance Rating: