



Leedham Avenue
Bolehall
£189,950



*** NO UPWARD CHAIN - TWO DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED ***. For sale with MARK WEBSTER estate agents is this spacious two-bedroom semi-detached home offering a lounge, full-width kitchen/diner, two bedrooms, bathroom and attractive rear garden. Perfect first time buy, viewing is essential.

Property Description

Beautifully presented throughout and offered with no upward chain, this spacious two-bedroom semi-detached property would make an excellent first-time purchase. The well-proportioned accommodation is complemented by an attractive enclosed garden and a convenient location within Bolehall.

The entrance hall has stairs rising to the first floor and leads into a good-sized lounge positioned at the front of the property. This welcoming reception room features an electric fire and provides plenty of space for comfortable seating.

A door opens into the impressive full-width kitchen/diner at the rear. Arranged in an open-plan style, the room offers space for dining alongside a range of fitted units, a stainless-steel sink, single oven and electric hob. There is also space for a fridge/freezer and a further appliance, while a door provides direct access to the garden.

Upstairs, the landing leads to two double bedrooms. The main bedroom is particularly spacious, creating a generous and comfortable principal room.

The bathroom is fitted with a panelled bath with shower over, pedestal wash basin and low-level WC, complemented by tiled splashbacks. There is also an airing cupboard.

Outside, the front garden is mainly gravelled for ease of maintenance, with a pathway to the entrance door and gated side access. The beautifully kept rear garden is enclosed and thoughtfully arranged with a patio seating area, lawn, established planting and a paved pathway leading to a useful storage shed.

With its generous accommodation, excellent presentation and chain-free position, this appealing home is ready for its next owner to enjoy. Early viewing is strongly recommended.

Bolehall is an established residential area of Tamworth, offering access to everyday shops, local amenities and schooling. Tamworth town centre provides a broader selection of shopping, leisure and recreational facilities.

The area is well positioned for access to the surrounding wider road network, making it a practical choice for first-time buyers and commuters alike. Tamworth train station offers direct trains to both Birmingham and London.



LOUNGE

12' 6" x 14' 3" maximum (3.81m x 4.34m)
(8' 5" x 13' 3" minimum)

KITCHEN/DINER

8' 1" x 17' 7" (2.46m x 5.36m)

BEDROOM ONE

11' 0" x 14' 4" (3.35m x 4.37m)

BEDROOM TWO

9' 9" x 9' 4" (2.97m x 2.84m)

BATHROOM

6' 4" x 7' 9" maximum (1.93m x 2.36m)
(3' 10" x 5' 4" minimum)

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).

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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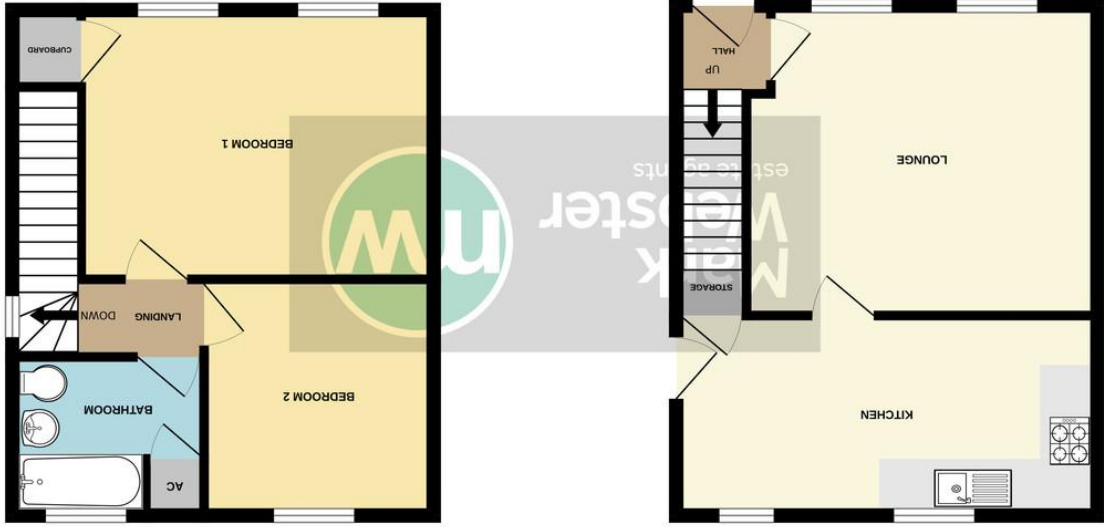
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