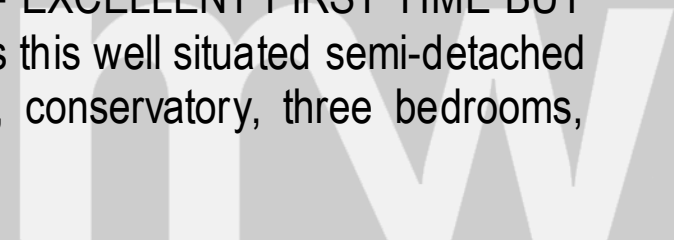




Kestrel
Wilnecote
£239,995

*** NO UPWARD CHAIN - 35FT LONG GARAGE - EXCELLENT FIRST TIME BUY
***. For sale with MARK WEBSTER estate agents is this well situated semi-detached property briefly comprising: Lounge, kitchen/diner, conservatory, three bedrooms, shower room, rear garden, garage and a driveway.



ENTRANCE HALL

Accessed via the porch, double panelled radiator, stairs leading off to the first floor landing and a door to...

LOUNGE

14' 10" x 11' 0" (4.52m x 3.35m)

Double glazed bow window to front aspect, double panelled radiator, feature fireplace with electric fire, door to a useful under stairs storage cupboard and a further door to...

KITCHEN/DINER

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

Double glazed window to rear aspect, single panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, integrated low level electric oven, gas hob, integrated dishwasher, stainless steel sink, integrated fridge/freezer and double glazed sliding doors to...

CONSERVATORY

9' 6" x 7' 1" (2.9m x 2.16m)

Double glazed windows, single panelled radiator and a door giving access to the rear garden.

FIRST FLOOR LANDING

Window to side aspect, access to roof space, door to the airing cupboard and further doors to...

BEDROOM ONE

8' 1" x 11' 8" to fitted wardrobe (2.46m x 3.56m)

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

BEDROOM TWO

8' 1" x 8' 1" to fitted wardrobe (2.46m x 2.46m)

Double glazed window to rear aspect, single panelled radiator and a fitted wardrobe.

BEDROOM THREE

9' 6" x 6' 1" maximum (2.9m x 1.85m)

(6' 5" x 2' 9" minimum) Double glazed window to front aspect, single panelled radiator and a useful storage cupboard.



SHOWER ROOM

5' 5" x 5' 10" (1.65m x 1.78m)

Opaque double glazed window to rear aspect , panelled walls, heated towel rail, useful vanity storage with wash basin, low level WC and a corner shower enclosure with electric shower over.

GARAGE

35' 7" x 7' 7" (10.85m x 2.31m)

Having an up and over door, space and plumbing for a washing machine, power, light and a wall mounted central heating boiler.

TO THE EXTERIOR

To the front of the property there is a block paved driveway which gives access to the garage alongside a slate chipped front garden. The enclosed rear garden has a paved patio area with steps leading up to a further patio section and an artificial lawn for low maintenance.

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: DET AILS 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.



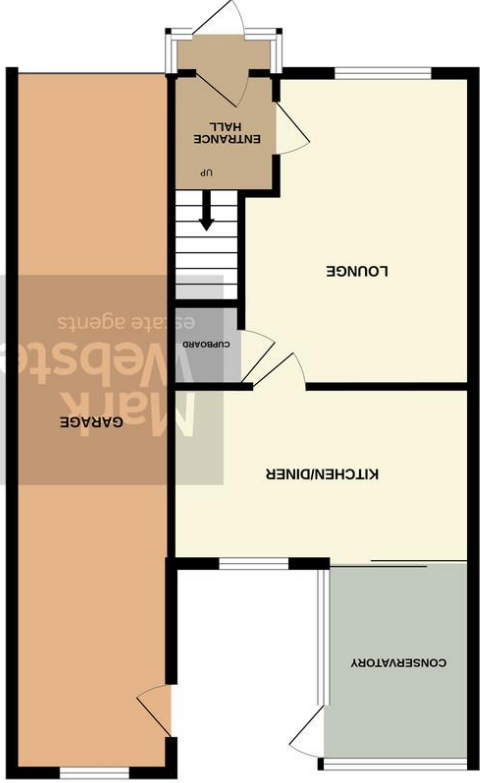
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm

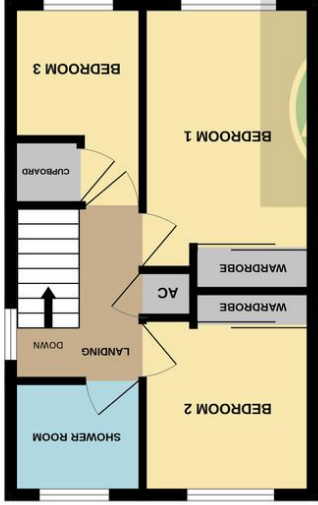


GROUND FLOOR
661 sq. ft. (61.4 sq.m.) approx.



Mark Webster has been made to ensure the accuracy of the footprint contained here. Measurements of doors, windows, rooms and any other items 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.
Made with Metropix (2020)

1ST FLOOR
333 sq. ft. (31.0 sq.m.) approx.



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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 condition 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.