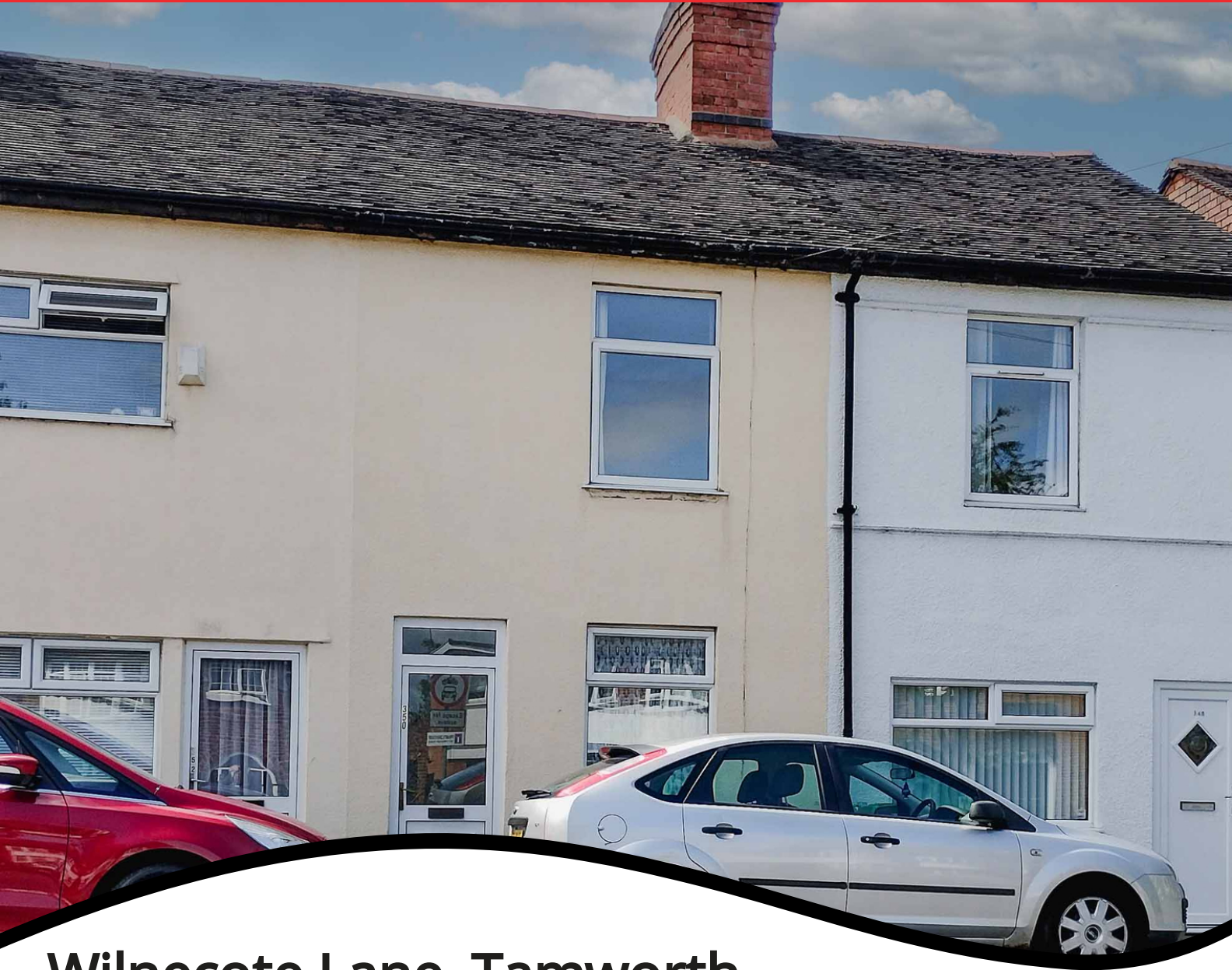


FOR SALE

**Offers in Region of £150,000
Freehold**



Wilnecote Lane, Tamworth, Staffordshire. B77 2LE

- A CONVENIENTLY SITUATED TRADITIONAL TERRACED HOUSE
- TWO RECEPTION ROOMS
- TWO GOOD BEDROOMS
- SEPARATE KITCHEN
- FIRST FLOOR BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- REAR GARDEN AREA
- NO UPWARD CHAIN
- IN NEED OF SOME UPDATING
- EPC - D

PROPERTY DESCRIPTION

This traditional terraced house occupies a pleasant and convenient position Wilnecote Lane running off Marlborough Way. All the usual amenities are within comfortable reach including a regular bus service past the front door and local shops including the nearby Morrisons Supermarket. Access to the M42 via the A5 bypass is just a couple of minutes drive, whilst Tamworth Town centre and Ventura Retail Park are just under 3 miles distance.

Constructed in brick, the residence directly fronts Wilnecote Lane. Enjoying the benefit of gas central heating via radiators, white UPVC framed double glazed windows and doors the accommodation which would benefit from some updating comprises:



ROOM DESCRIPTIONS

FRONT RECEPTION ROOM

3.35m x 3.63m (11' 0" x 11' 11") having part glazed entrance door, window to roadway, built in double door meter and storage cupboards and display shelves and panel radiator.

WIDE ARCHWAY LEADS TO THE

REAR RECEPTION ROOM

4.29m into recess x 3.64m (14' 1" x 11' 11") having small understairs store cupboard, fireplace surround complete with remote controlled coal effect electric fire, window to rear garden and panel radiator.

LEADING OFF TO THE REAR IS THE

SEPARATE KITCHEN

3.49m x 2.08m (11' 5" x 6' 10") having charcoal grey ceramic tiled floor and range of light fronted units beneath pale work surfaces incorporating a stainless steel sink and drainer complete with mixer taps, inset ceramic hob and cupboards and drawers under, there is a tower unit housing a built in oven and grill with saucepan storage above and below and range of wall mounted cupboards with high level filter above the hob, picture window to rear garden, plumbing for automatic washing machine, part glazed white UPVC framed double glazed side exit door and panel radiator. Included in the sale if required is the Indesit automatic washing machine (which it is understood is in working order). Here also is located the Vokera wall mounted gas fired boiler which provides central heating and domestic hot water.

GLAZED DOOR FROM REAR RECEPTION LEADS TO THE STAIRWAY TO THE FIRST FLOOR LANDING OFF WHICH LEAD

TWO GOOD BEDROOMS AND SPACIOUS BATHROOM

BEDROOM ONE (FRONT)

3.61m x 3.35m (11' 10" x 11' 0") having picture window to roadway and panel radiator.

BEDROOM TWO (REAR)

3.36m x 2.67m (11' 0" x 8' 9") having overstairs cupboard off, picture window to rear and panel radiator.

SPACIOUS BATHROOM

3.55m x 2.08m (11' 8" x 6' 10") having enamel panelled bath, pedestal wash basin and low level WC, the bath and wash basin having tiled splash surround, obscured glass window and panel radiator.

AIRING CUPBOARD OFF

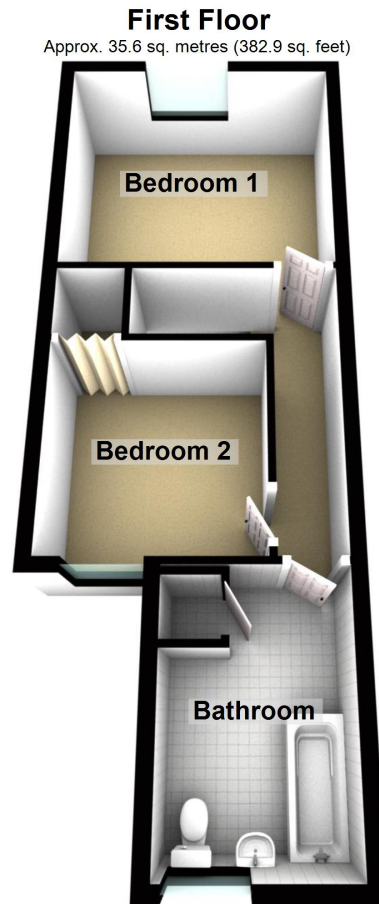
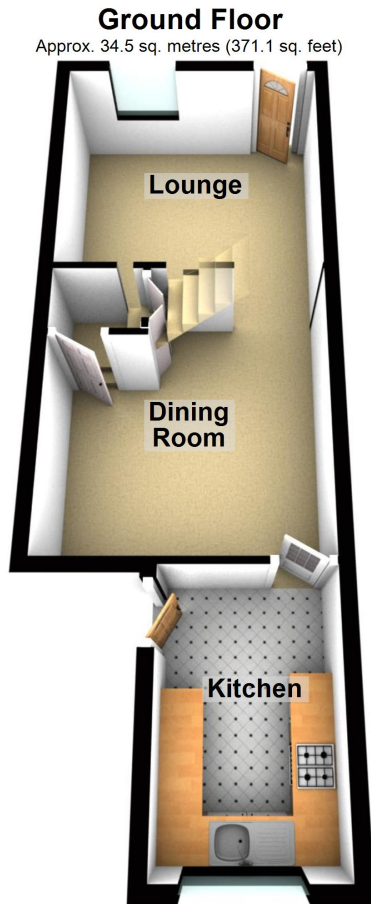
having lagged copper hot water cylinder fitted with an immersion heater and a cold water tank.

OUTSIDE.

A BLUE BRICK YARD SHARED WITH THE ADJOINING PROPERTY

gives access to a pedestrian easement for putting out dustbins etc, beyond which a neat rear garden having full length pathway, lawn, shrub and flower stocked borders and timber garden shed.





Total area: approx. 70.0 sq. metres (754.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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