

£795 pcm



Willowbank, TAMWORTH.

B78 3LS

- QUAD HOUSE
- CLOSE TO FAZELEY VILLAGE CENTRE
- TWO BEDROOMS
- FULL WIDTH LOUNGE/DINER
- ELECTRIC HEATING & DOUBLE GLAZING
- DESIGNATED PARKING FOR TWO CARS
- UNFURNISHED
- EPC - D

PROPERTY DESCRIPTION

This delightful quad house occupies a very pleasant position close to the entrance of this popular development which runs off Fazeley Road. All the usual amenities are to hand including regular bus services along Fazeley Road, Fazeley village centre just a short walk away and all grades of schools. Ventura Retail Park is at the other end of Fazeley Road and just beyond is the town centre.

Constructed in brick beneath a pitched tiled roof the residence stands in maintained grounds with tarmacadam paved pathway to the front door.

Having the benefit of electric panel heating and double glazed windows the very well presented accommodation in detail comprises:



ROOM DESCRIPTIONS

SMALL ENTRANCE LOBBY

with matwell to

FULL WIDTH LOUNGE/DINER

20' 11" x 13' 3" (6.37m x 4.05m in the lounge area) narrowing to 1.65m (5'5") in the dining area having two windows to foregarden, coal effect electric fire in white painted surround, two four light ceiling pendants, two electric panel heaters and ample power points.

Leading off the dining area is the

SEPARATE FITTED KITCHEN

7' 7" x 7' 6" (2.30m x 2.28m into recess) narrowing to 1.56m (5'1") having range of white fronted units beneath grey granolithic effect work surfaces including work surface with inset stainless steel sink and drainer complete with double and single door cupboards and recess under for automatic washing machine, flanked by further work surface with inset four ring electric hob, again having cupboards beneath, further matching work surface with cupboard, drawers and recess under, all work surfaces having tiled splash surround which extends to the sill of the window overlooking the parking area, plumbing for automatic washing machine, cooker panel and ample power points.

USEFUL UNDERSTAIRS STORE CUPBOARD LEADS OFF

STAIRWAY from LOUNGE AREA gives access to FIRST FLOOR LANDING off which lead

TWO BEDROOMS AND BATHROOM

BEDROOM ONE

13' 3" x 9' 1" (4.04m into wardrobe recess x 2.77m) having full width sliding mirror doored wardrobes complete with built in shelving and hanging rails, window to front and electric panel heater.

BEDROOM ONE VIEW

BEDROOM TWO

11' 9" x 5' 2" (3.57m x 1.58m) having window to foregarden and electric panel heater.

BATHROOM

having white three piece suite comprising panelled bath with independent electric shower, pedestal wash basin and close coupled WC, the bath and wash basin having tiled splash back which extends to the sill of the obscured glass window.

OUTSIDE

Included in the sale are

TWO DESIGNATED PARKING SPACES

immediately adjacent to the residence.

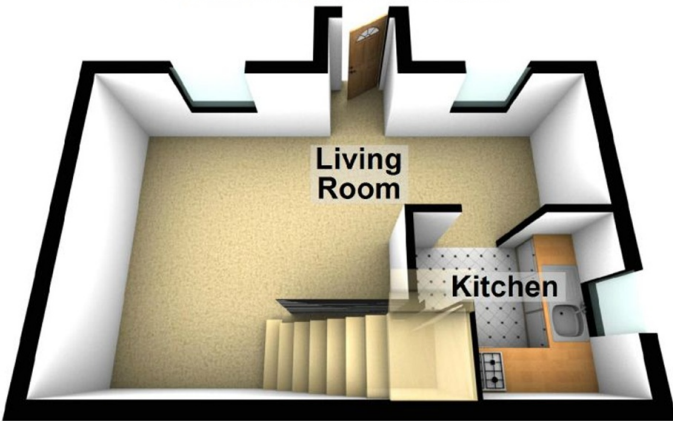
The grounds of Willowbank are maintained by a management company paid for by the landlord.





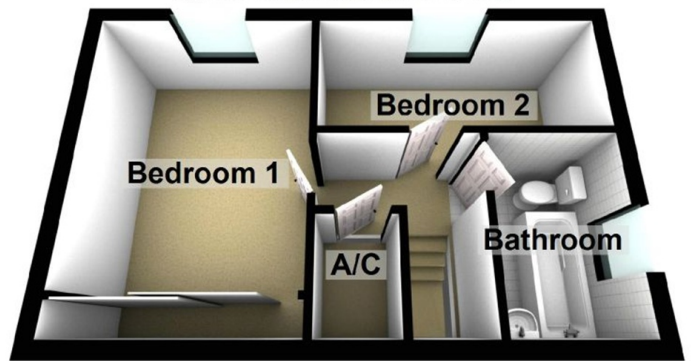
Ground Floor

Approx. 26.2 sq. metres (281.9 sq. feet)



First Floor

Approx. 25.3 sq. metres (272.8 sq. feet)



Total area: approx. 51.5 sq. metres (554.7 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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