



17 Cowley, Tamworth, Staffordshire, B77 2RD

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS



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£275,000

Bill Tandy and Company are delighted in offering for sale this superb sized extended and updated linked semi detached property located on the highly sought after development of Lakeside. This small cul de sac of Cowley enjoys open lawned walkways at the end of the cul de sac, whilst offering superb nearby commuting links with immediate access to the A5 trunk road which gives access to the M42 and M6 toll road. The house itself, which we strongly urge is viewed internally for it to be fully appreciated, has been superbly extended to provide versatile and generously sized accommodation which briefly comprises hall, guests cloakroom, through lounge/dining room, conservatory, modern kitchen, utility, dining room/fourth bedrooms, four first floor bedrooms, one having dressing room and en suite bathroom, and further family bathroom. There is a generously sized parking area to the front and a superb low maintenance landscaped rear garden. Tamworth town centre amenities are a short distance away, and there is easy commuting to both Lichfield and Birmingham, and access to London from Tamworth train station. This historic town provides superb castle grounds and gardens, recently landscaped Market Square, children's park, Ventura retail park and highly popular Snowdome ski slope and shops, restaurants and cafes.



EXTENDED RECEPTION HALL

approached via a composite entrance door and having double glazed windows to front and side, laminate flooring, radiator, stairs to first floor with useful under stairs storage recess and doors open to:

THROUGH LOUNGE/DINING ROOM

5.74m x 3.34m max (2.41m min) (18' 10" x 10' 11" max - 7' 11" min) having double glazed bow window to front, laminate flooring, radiator and sliding doors open to:

'L' SHAPED CONSERVATORY

4.80m x 2.55m max (15' 9" x 8' 4" max) having insulated all weather roof, ceiling spotlighting, double glazed windows overlooking the rear garden, French doors opening to the patio, laminate flooring and log burner.

KITCHEN

3.55m x 2.64m (11' 8" x 8' 8") having a range of high gloss base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards with under-cupboard lighting, inset sink and drainer with mixer tap, inset Beko oven with four ring gas hob and extractor fan above, integrated dishwasher, space for fridge/freezer, useful under stairs store cupboard/pantry, plinth lighting and ceiling spotlighting.

DINING ROOM/BEDROOM FOUR

5.31m max (4.16m min) x 2.12m (17' 5" max 13' 8" min x 6' 11") this versatile ground floor room could be used as a dining room our fourth bedroom having double glazed window to front, radiator, laminate flooring, ceiling light point and door to:

GUESTS CLOAKROOM

having laminate flooring, radiator and suite comprising wall mounted wash hand basin and low flush W.C.



UTILITY ROOM

2.12m x 1.45m (6' 11" x 4' 9") having spaces ideal for washing machine and tumble dryer, double glazed window and door to rear garden, laminate flooring and recently installed Ideal Logic combi boiler.

FIRST FLOOR LANDING

having loft access and doors opening to:

BEDROOM ONE

3.97m x 2.13m (13' 0" x 7' 0") an extended bedroom having double glazed window to front, loft access, radiator, door to en suite and archway leads to:

DRESSING ROOM

3.80m x 2.10m (12' 6" x 6' 11") could be used as a home office, or nursery bedroom, having double glazed windows to front and side, radiator and door to landing.

EN SUITE BATHROOM

2.12m x 1.69m (6' 11" x 5' 7") having obscure double glazed window to rear, radiator and modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C., twin ended bath with shower appliance over, ceiling spotlighting and tiled flooring.



BEDROOM TWO

3.39m x 2.92m (11' 1" x 9' 7") having double glazed window to rear and radiator.

BEDROOM THREE

3.06m x 2.96m (10' 0" x 9' 9") having double glazed window to front and radiator.

MAIN BATHROOM

1.78m x 1.68m (5' 10" x 5' 6") having an obscure double glazed window to rear, radiator, suite comprising vanity unit with inset wash hand basin and storage below, low flush W.C. and bath with shower appliance over, radiator and laminate flooring.

OUTSIDE

The property is superbly positioned on this small and select cul de sac enjoying an adjacent open grassed walkway and fields beyond. To the front of the property is a mainly block paved driveway providing parking for numerous vehicles, with a gravelled area and access to the entrance door to the property. One of the distinct features of the property is its superbly landscaped and low maintenance rear garden having decking and block paved areas, storage shed and fenced surround.

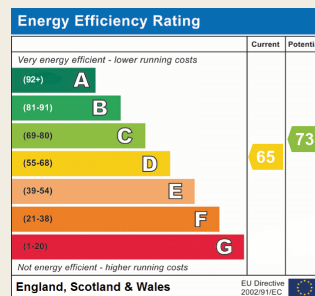


COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



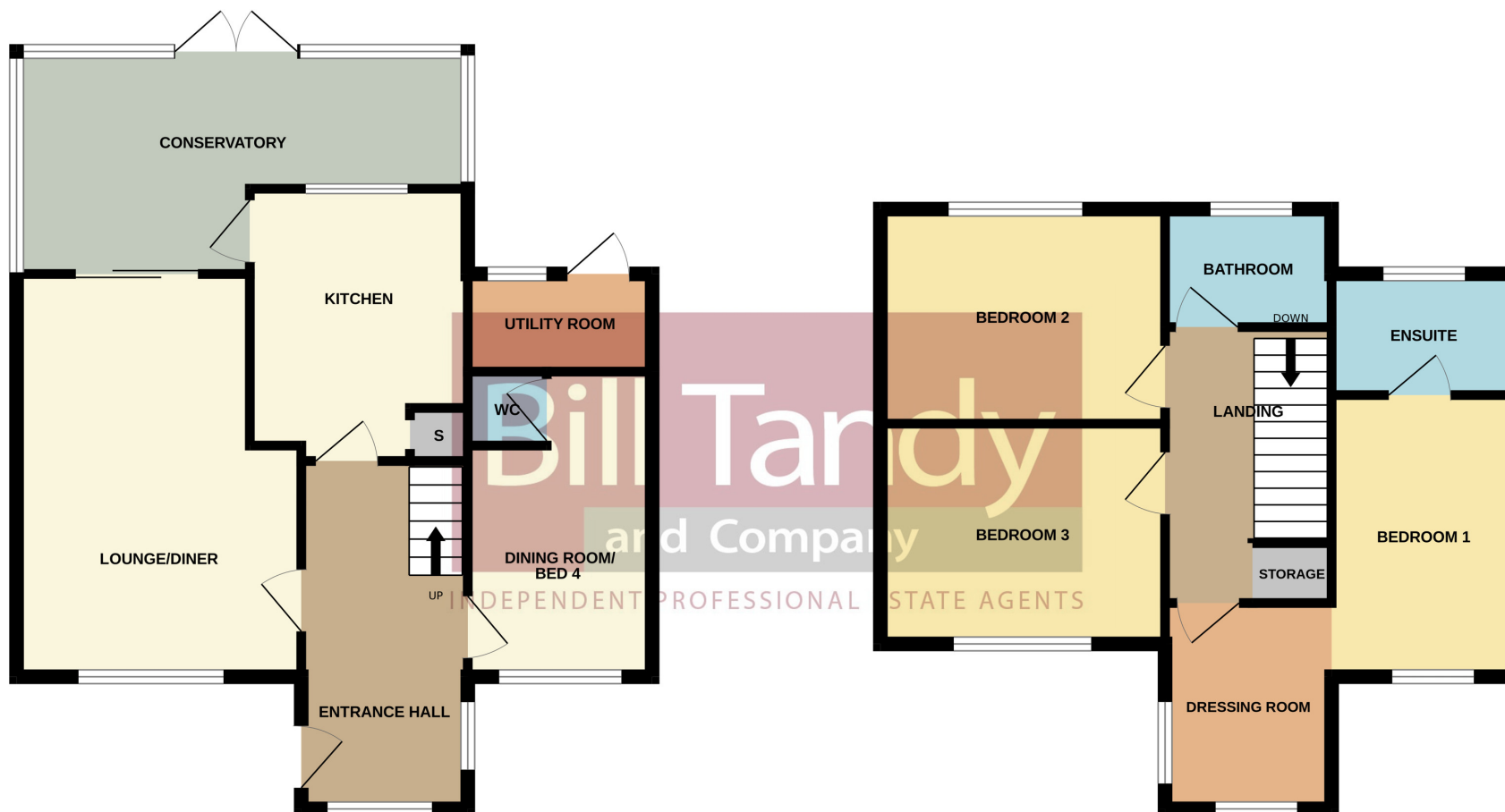
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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