



12 Mellwaters, Wilnecote, Tamworth, Staffordshire, B77
4NJ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

12 Mellwaters, Wilnecote, Tamworth, Staffordshire, B77 4NJ

£280,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this recently improved and extended end terraced house superbly located within the cul de sac of Mellwaters. The property has been updated to a high standard providing a contemporary feel throughout, whilst its generous sized corner position offers gardens to both side and rear which have been superbly landscaped. The property is now offered with the benefit of no upward chain and comprises entrance hall, superb sized family dining kitchen, lounge with bi-fold doors to garden, three bedrooms, en suite shower room and bathroom, parking to side and superb gardens to side and rear. Internal viewings are strongly recommended.



ENTRANCE HALL

approached via a composite front entrance door and having double glazed window to side and door to:

FAMILY DINING KITCHEN

10.37m x 3.71m (34' 0" x 12' 2") this superb open plan room extends from front to rear and has double glazed window to front, stairs to first floor, LVT Karndean floor, ceiling spotlighting, contemporary high glass and grey handleless base cupboards and drawers surmounted by quartz sparkle work tops, matching upstand splashback, wall mounted storage units, inset one and a half bowl sink, inset oven with four ring gas hob and extractor fan above, integrated fridge/freezer, concealed space for washing machine, radiator and breakfast bar area with quartz work top and storage below. As this room has been extended one of the distinct features is its double glazed window to rear and a vaulted ceiling with electrically operated solar powered skylights to ceiling.

LOUNGE

8.70m x 2.72m (28' 7" x 8' 11") having double glazed windows to front and side, bi-fold doors to rear, LVT Karndean floor, electrically operated solar powered skylight window and radiator.

FIRST FLOOR LANDING

having doors leading off to:

BEDROOM ONE

5.50m x 2.72m (18' 1" x 8' 11") having double glazed windows to front and rear, air conditioning unit, recessed display alcoves and ceiling spotlighting.

BEDROOM TWO

3.59m x 2.72m (11' 9" x 8' 11") having double glazed window, over stairs boiler store cupboard and door to:



EN SUITE SHOWER ROOM

1.59m x 1.02m (5' 3" x 3' 4") this tastefully re-fitted shower room has an obscure double glazed window to front, radiator and suite comprising vanity unit with square wash hand basin and tiled surround and shower enclosure with shower appliance and tiled surround.

BEDROOM THREE

2.36m x 1.77m (7' 9" x 5' 10") having double glazed window to rear and radiator.

RE-FITTED BATHROOM

2.33m x 1.67m (7' 8" x 5' 6") having an obscure double glazed window to rear, chrome heated towel rail, ceiling spotlighting and a contemporary suite comprising wall mounted vanity unit with inset wash hand basin, low flush W.C. and bath with twin headed shower over and shower screen and full ceiling height tiled splashback surround.

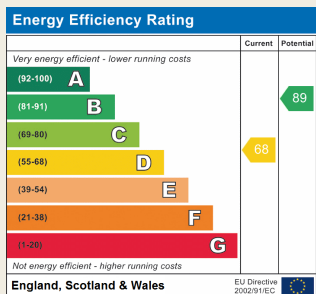


OUTSIDE

The property has a superb corner position with parking area set to the side and double gates opening to the rear garden. One of the distinct features of the property is its superbly landscaped and low maintenance rear garden having a generous sized paved Indian sandstone patio area and an artificial lawn beyond with additional patio and raised flower beds. The garden extends to the right hand side of the property with further entertaining spaces which are mainly paved providing a low maintenance feel and timber log store/shed.

COUNCIL TAX

Band B.



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

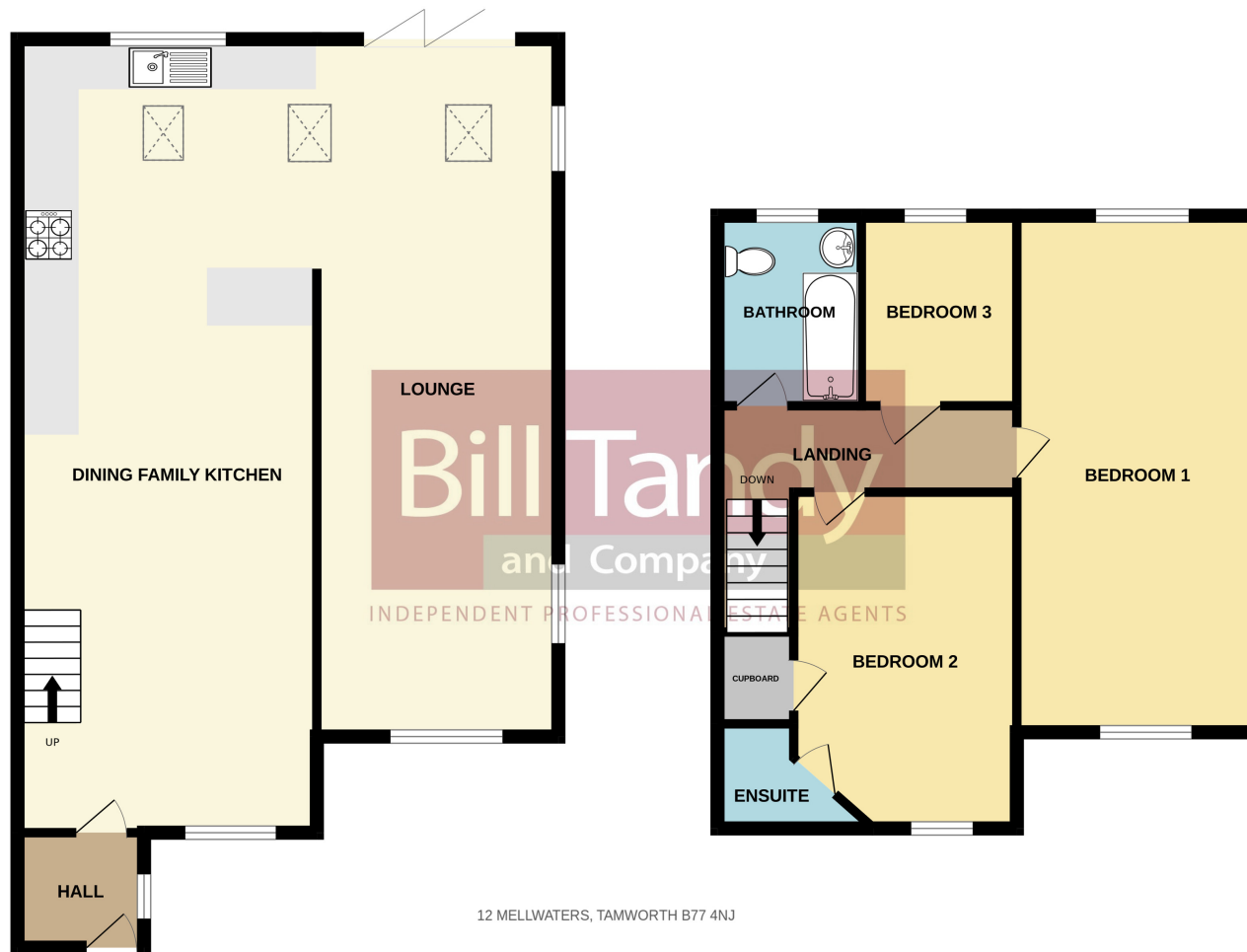
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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



12 MELLWATERS, TAMWORTH B77 4NJ

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.
Made with Metropix ©2023

3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS