

REDUCED

Offers in the Region of £350,000 Freehold



Harwell Close, Tamworth, Staffordshire. B79 8SA

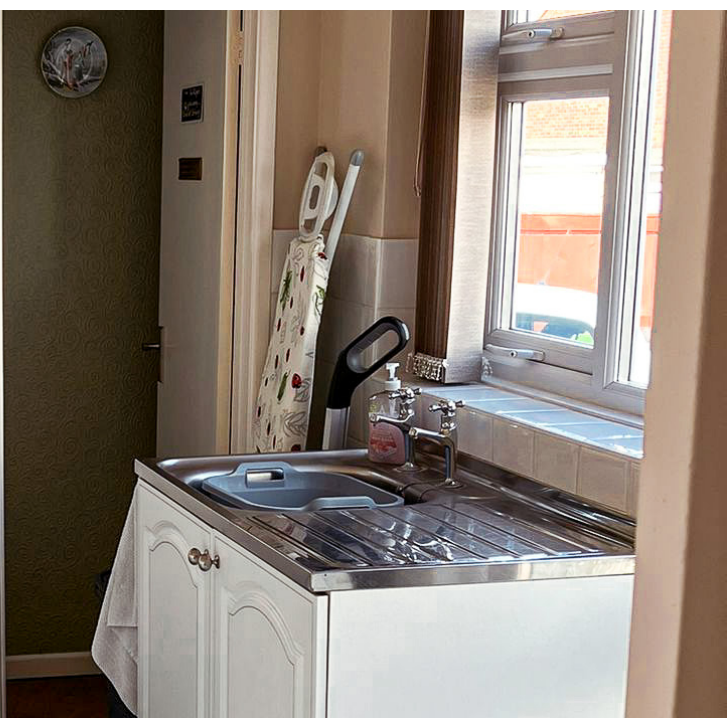
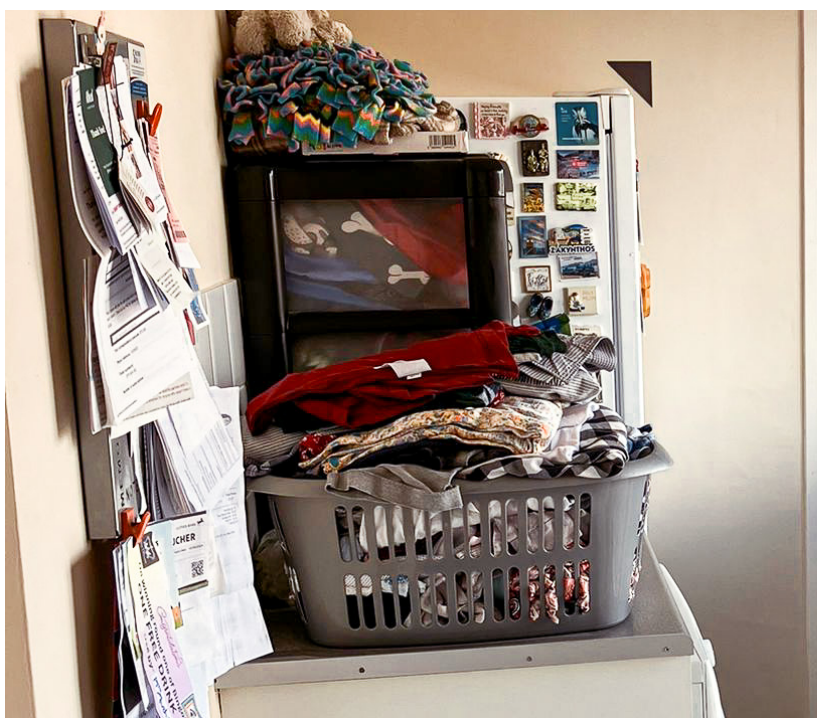
- VERY WELL PRESENTED EXTENDED FIVE BEDROOM SEMI-DETACHED
- TWO FINE RECEPTION ROOMS
- GOOD SIZE KITCHEN
- SEPARATE UTILITY
- REFITTED SHOWER ROOM AND GROUND FLOOR WC
- TWO CAR SIDE BY SIDE GARAGE
- FURTHER SECURE PARKING FOR SEVERAL VEHICLES
- APPROX. 765 SQ.M./1773 SQ. FT.
- COUNCIL TAX BAND - D
- EPC - C

PROPERTY DESCRIPTION

This delightful extended family home occupies an excellent corner position at the junction of Harwell Close with Mildenhall. All the usual amenities are within comfortable reach including a convenience store within a couple of minutes walk, regular bus services along Wigginton Road and all grades of school whilst Tamworth town is approximately a mile distance.

Constructed in brick beneath a pitched tiled roof the residence presents a very smart appearance to the roadway, being double fronted and standing behind a wide lawned foregarden with slate pathway to the front door. Having been considerably extended and very well maintained by the present owners the beautifully presented accommodation in detail comprises:





ROOM DESCRIPTIONS

ENTRANCE PORCH

having obscured glass part glazed UPVC entrance door, front and side windows and similar part glazed inner door to

THROUGH HALL

having boxed in panelled radiator.& small under stairs storage cupboard.

ELEGANT WELL PROPORTIONED LOUNGE (FRONT)

6.14m x 4.15m (20' 2" x 13' 7") having wide picture window to foregarden, most attractive Derbyshire stone and Westmorland slate fireplace complete with coal effect electric fire, wiring for two pendant light fitments and panel radiator.

ALSO LEADING OFF THE RECEPTION HALL IS A

SUPERB THROUGH FAMILY/DINING ROOM

6.24m x 3.28m (20' 6" x 10' 9") narrowing to 2.55m having picture window to foregarden, double glazed sliding patio doors to the rear garden, attractive marble effect fireplace with raised hearth and coal effect electric fire, wiring for two pendant light fitments and double and single panel radiators.

ALSO LEADING OFF THE RECEPTION HALL IS THE

GOOD SIZE KITCHEN

5.2m x 2.3m (17' 1" x 7' 7") having pale grey ceramic tiled floor which extends through to the utility and good range of white fronted units beneath dark granolithic effect work surfaces, including work surface with inset four ring gas hob, having built in electric oven and drawers beneath which in turn is flanked by a matching work surface with an inset 1½ sink and drainer complete with mixer taps, having double and single door cupboards and recess under for dish washer, further work surface again with double and single door cupboards and wine rack beneath, also along one wall is a long breakfast bar with seating for four, all work surfaces and the breakfast bar having ceramic tiled splash backs, obscured glass serving hatch to dining room, range of matching wall mounted cupboards including glass fronted display cupboards, the extractor above the gas hob, picture window to rear garden, wiring for two pendant light fitments, gas and power points.

Leading off is a:-

GOOD SIZE UTILITY

3.2m x 1.81m (10' 6" x 5' 11") having matching built in units including work surface with cupboard, drawer and recess under for tumble dryer, stainless steel sink and drainer, fully glazed obscured glass double glazed door to rear garden, access door from the Lounge, window to rear garden, plumbing for automatic washing machine and tumble dryer. Here also is located the wall mounted 'Glow worm' gas fired boiler which provides central heating and domestic hot water which it is understood has a nine year warranty remaining..

LEADING OFF IS THE

GROUND FLOOR WC

having close coupled suite with tiled splash surround and obscured glass high level window.

STAIRWAY WITH ATTRACTIVE STAINED WOOD SURROUND LEADS FROM THE ENTRANCE HALL TO THE FIRST FLOOR

LANDING OFF WHICH LEAD

FIVE BEDROOMS AND THE FAMILY BATHROOM ALL WITH NEW OAK DOORS

BEDROOM ONE (FRONT)

4.17m x 3.6m (13' 8" x 11' 10") having wide picture window enjoying a pleasant aspect across the school playing fields opposite and panel radiator.

BEDROOM TWO (FRONT)

3.76m x 3.3m (12' 4" x 10' 10") having wide picture window, again enjoying aspect over school playing fields, built in wardrobe and panel radiator.

BEDROOM THREE (REAR)

3.36m x 2.48m (11' 0" x 8' 2") having picture window to rear garden and panel radiator.

BEDROOM FOUR (REAR)

2.68m x 2.53m (8' 10" x 8' 4") again having window to rear garden and panel radiator.

BEDROOM FIVE (FRONT)

2.81m maximum x 1.68m (9' 3" x 5' 6") again having window enjoying aspect across playing field and panel radiator.

REFURBISHED SHOWER ROOM

having suite comprising wide shower cubicle complete with plumbed in shower, pedestal wash basin and close coupled WC, the shower room having attractive marble effect laminate panelling to full height on all walls, two feature tall radiators, built in low and high level cupboards and obscured glass window.

OUTSIDE.

TO THE SIDE OF THE RESIDENCE IS A

BRICK BUILT ON TWO CAR SIDE BY SIDE GARAGE

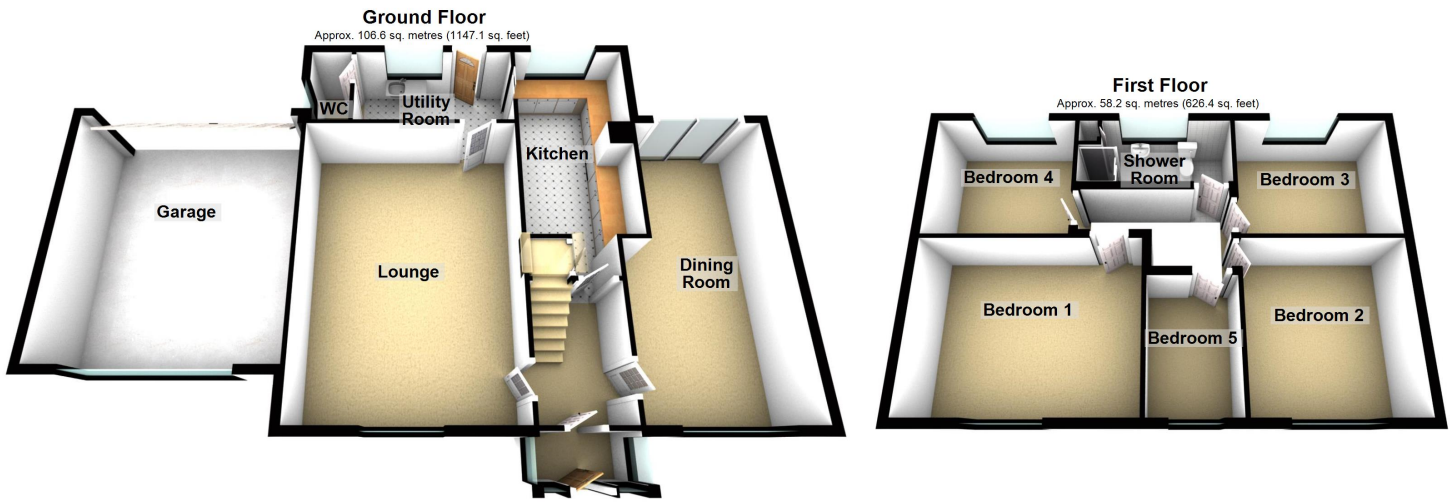
5.58m x 5.01m (18' 4" x 16' 5") having electronic roller shutter entrance door accessed from the rear garden, fluorescent light fitments, power points, window to fore and loft area which could provide an additional useful storage area.

WELL ENCLOSED REAR GARDEN

having spacious slate flagged patio area & large pebbled area approached via wide gates from Mildenhall providing access to the DOUBLE GARAGE and additional secure parking. The garden is enclosed by a combination of tall fencing & brick wall. Included in the sale is the recently installed SUMMER HOUSE which is standing on a concrete plinth. Both the roof and the base are understood to be insulated making it ideal for a potential GARDEN OFFICE.



FLOORPLAN & EPC



Total area: approx. 164.8 sq. metres (1773.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	74	
(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	

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