



Church Lane
No Mans Heath
Tamworth
B79 0PH

Offering for sale this three
bedroomed detached
cottage which does
require modernisation
and re-fitment.

Located in the village of
No Mans Heath.

Asking price £325,000

A detached three bedrooomed cottage located in the rural Hamlet of No Mans heath with good commuting access to major Midland towns and cities.

The property itself offers excellent potential with a good sized garden. The property needs modernisation and re-fitment and would benefit from an extension subject to any suitable planning permissions.

The accommodation briefly comprises of:

- * Lounge * Dining room *
- * Kitchen *
- * Inner hallway * Re-fitted shower room *
- * Landing *
- * Three bedrooms *
- * Central heating *
- * Good sized garden * Garage and driveway *

The property comprises in further detail:

ASKING PRICE £325,000

TO THE GROUND FLOOR

LOUNGE 11'10 x 18'6 (3.61m x 5.64m)

With front double glazed bay window having beam ceiling, radiator, stone open fireplace with tiled inserts, internal glazed sliding doors dividing the room with the lounge continuing to have wall mounted gas fire, further side double glazed window and tiled flooring throughout.

SITTING/DINING ROOM 8'5 max 7'5 min x 11'3 (2.57m max 2.26m min x 3.43m)

With multipaned double glazed window, radiator, dado rail and double glazed door to the side.

KITCHEN 13'6 x 7'10 (4.11m x 2.39m)

Having stainless steel sink top, range of base and wall units, work tops, double glazed window, double glazed entrance door and radiator.

RE-FITTED WET SHOWER/WET ROOM 9'6 x 7'6 (2.90m x 2.29m)

Having a white suite with full ceramic tiling and sealed flooring with walk in shower, w.c, wash basin, extractor fan, double glazed window and double radiator.

TO THE FIRST FLOOR



LANDING

With double glazed window.

BEDROOM ONE 11'6 x 11'0 (3.51m x 3.35m)

With double glazed window and radiator.

BEDROOM TWO 7'0 x 11'6 (2.13m x 3.51m)

With double glazed window, radiator and gas central heating boiler.

BEDROOM THREE 7'8 x 9'8 (2.34m x 2.95m)

With double glazed window and radiator.

TO THE EXTERIOR

The property has pedestrian access from Church Lane with hedgerow and gate with reception area. The gardens continue to the front of the property being part uncultivated with hedgerow, surround having traditional style greenhouse on brick base, side driveway and vehicular access from Ash lane to concrete driveway and garage.

Please note that Ash lane appears to be an un-adopted road so further details need to be sought for any further maintenance costs which may be incurred.

GARAGE 16'6 x 8'6 (5.03m x 2.59m)

With up and over door.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

We understand this property is Council Tax Band D". However, this should be verified by any intending purchaser.

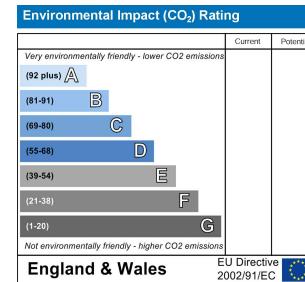
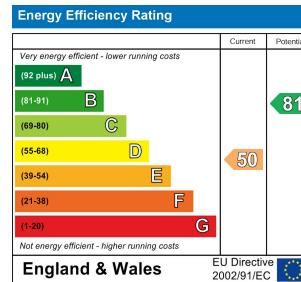
DISCLAIMER

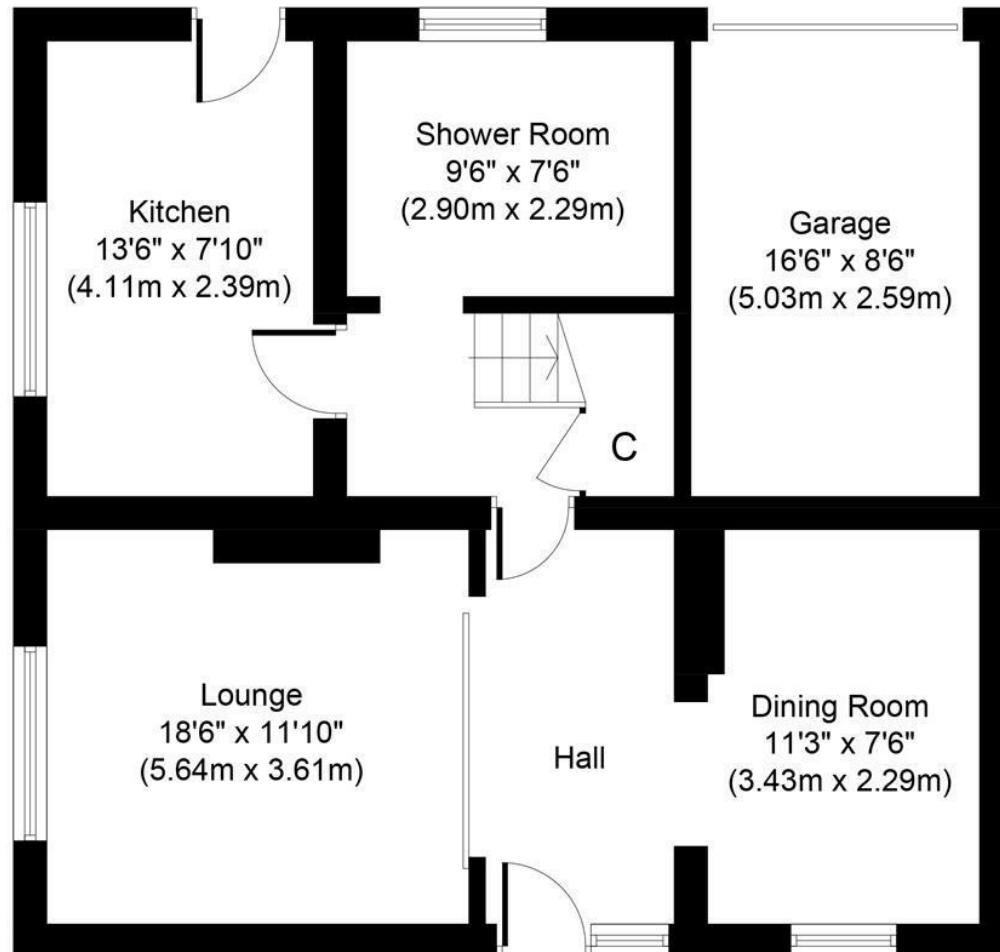
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

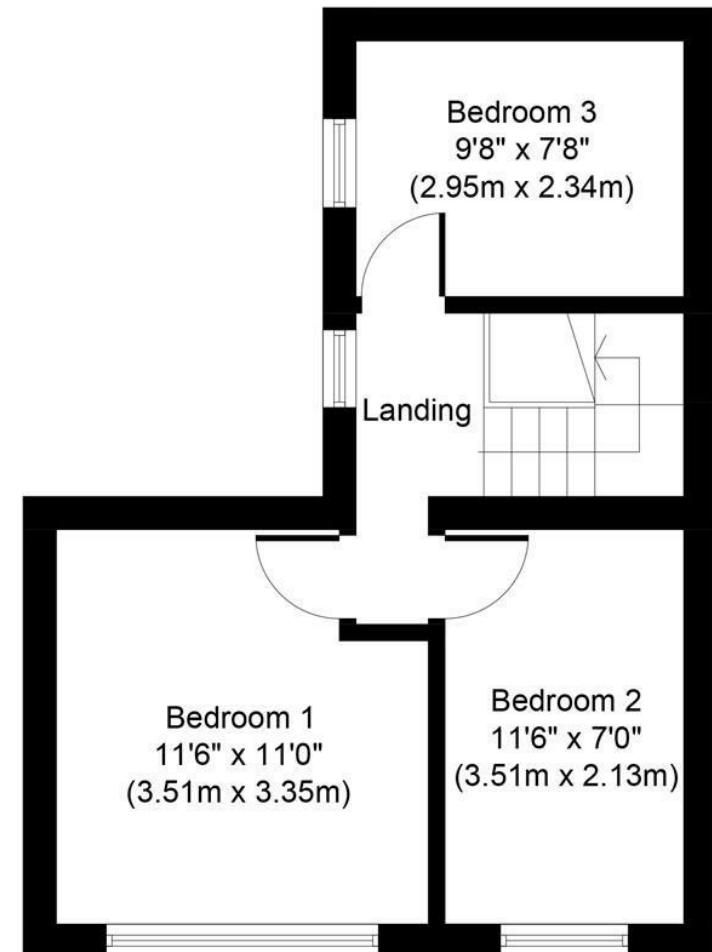
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.







Ground Floor
Approximate Floor Area
(Including Garage)
719 Sq. ft.
(66.8 Sq. m.)



First Floor
Approximate Floor Area
355 Sq. ft.
(33.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

NOTES:

MARK EVANS & CO

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedeted knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and detached homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

TOP QUALITY ADVERTISING (check your local Tamworth Herald)

INTERNET SERVICES including **RIGHMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

Eye catching **FOR SALE BOARD**

ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you.

Photographs are for illustration only and may depict items not included in the sale of the property.

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties.

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**