



**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**



Salt Box Church Lane, No Mans Heath, Tamworth, Staffordshire, B79 0PH

A detached three bedroomed 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.

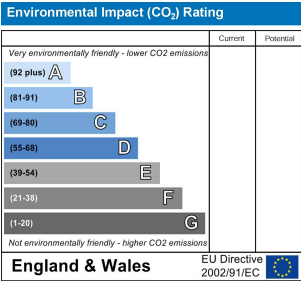
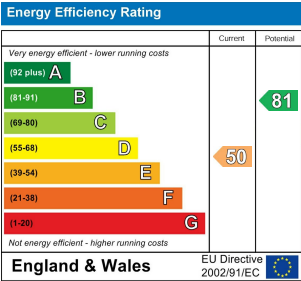
#### **DISCLAIMER**

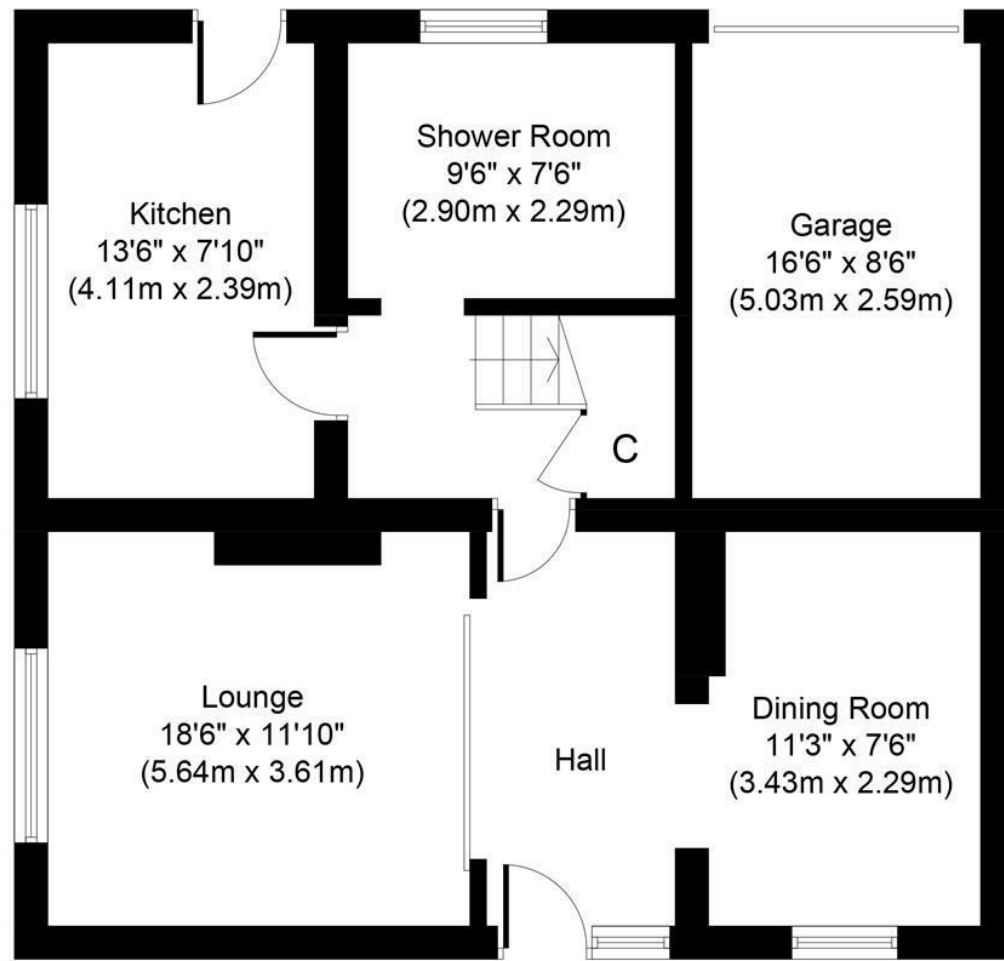
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

#### **FIXTURES AND FITTINGS**

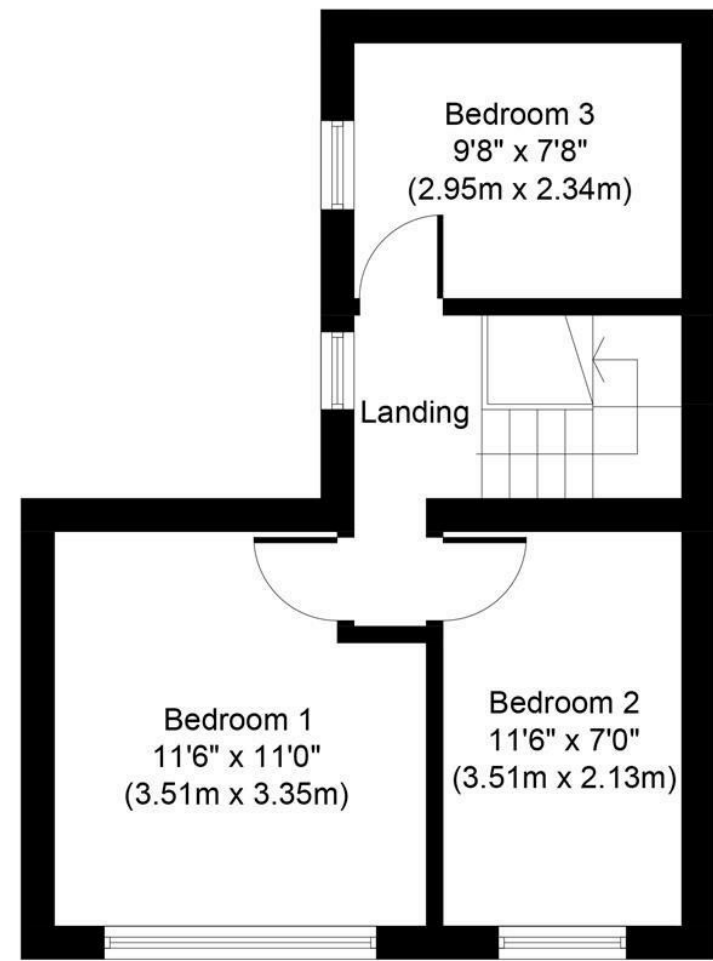
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.







**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.

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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 unprecedented 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 equestrian 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.

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**START WITH A FREE & NO OBLIGATION HOME VALUATION**

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:

service then includes:

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**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

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**

# NOTES:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines, typical of notebook paper. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

## IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

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, particularly if you are contemplating travelling some distance to view the property.

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