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**Cheviot
Wilnecote
Tamworth
B77 4JR**

Offering for sale this deceptively spacious detached bungalow which has been extensively extended. The property enjoys a corner position and must be viewed to be fully appreciated.

**Asking price
£269,495**

Exclusive Town & Country Homes

16 Cheviot, Wilnecote, Tamworth, Warwickshire, B77 4JR

This is a deceptively spacious bungalow with has been extensively extended and offers an excellent choice of accommodation which briefly comprises of:

- * Hallway *
- * Lounge *
- * Kitchen *
- * Two Bedrooms *
- * Re-fitted Wet Room *
- * Sitting Room / Sun Lounge *
- * Dining Room *
- * Utility / Store *
- * Part Double Glazing and Gas Fired Central Heating*
- * Gardens *
- * Driveway *

ASKING PRICE £269,495

The accommodation comprises in more detail:

TO THE GROUND FLOOR

HALLWAY

Via double glazed entrance door with double glazed side panel and store cupboard.

KITCHEN 8'3 x 8'10 (2.51m x 2.69m)

Having work surfaces with ceramic tiling above, stainless steel one and a half sink with drainer and mixer tap over, range of base cupboards and drawers, space for cooker with extractor above, range of wall cupboards, radiator, leaded double glazed window and single glazed door to side.

LOUNGE 17 x 10 (5.18m x 3.05m)

Having leaded double glazed bay window, coving surround to ceiling, radiator and attractive marble style fireplace with living flame gas fire inset.

INNER HALLWAY

Having fitted storage cupboard.

WET ROOM

Having leaded double glazed window, paneled walls, radiator, white suite with WC and wash basin and wet room shower.

BEDROOM 10'3 x 10 (3.12m x 3.05m)

Having range of fitted wardrobes with sliding doors set in to recess, radiator, single glazed interior window and single glazed window to side.



DINING ROOM 10 x 8'3 (3.05m x 2.51m)

Having radiator, laminate flooring and being open to:

SITTING ROOM / SUN LOUNGE 19'6 x 10'6 (5.94m x 3.20m)

Having a continuation of laminate flooring, feature exposed brick walls, wall mounted electric radiator, side door, double glazed side window, two double glazed rear windows, double glazed double doors with glazed side panels leading to rear garden. Internal door leading through to:

BEDROOM 13'8 x 6'7 (4.17m x 2.01m)

Having leaded double glazed window to the rear. Internal door leading through to:

UTILITY / STORE 8'5 x 7'5 (2.57m x 2.26m)

Having leaded double glazed door and window and plumbing for automatic washing machine.

TO THE EXTERIOR

To property is located on a corner position with a block paved driveway and reception area, stone chipped front garden with edged border.

Side gated access leads to an enclosed rear garden which we believe to be predominately south facing. The garden comprises of paved patio area with dwarf wall and railings surrounding, lawn and planted borders.

GENERAL INFORMATION

TENURE

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

SERVICES

We understand all main services are connected.

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.

COUNCIL TAX

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

VIEWING

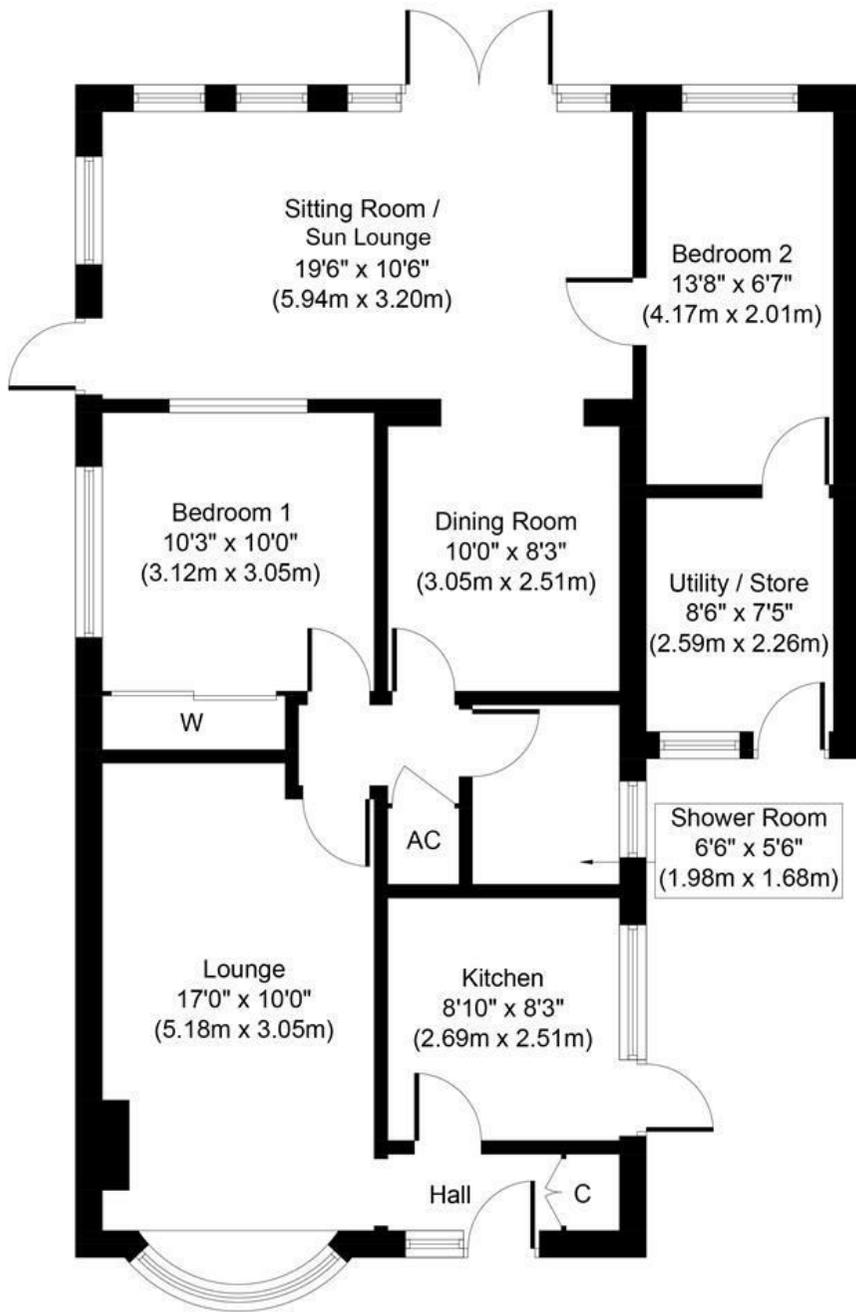
By prior appointment with Mark Evans & Company on 01827 311300

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.







Approximate Floor Area
966 Sq. ft.
(89.7 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		83	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	68		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

