



**Hanlith
Wilnecote
Tamworth
B77 4BP**

Offering this well appointed three bedroomed semi detached home located in Wilnecote with good access to the M42 motorway.

Must be viewed to be fully appreciated.

Asking price £230,000

7 Hanlith, Wilnecote, Tamworth, Staffordshire, B77 4BP

This delightful home has been well appointed and offers an excellent choice of accommodation. The garage has had an integral w.c fitted so there is shortened vehicle space but does also benefit from having a utility area and a re-fitted kitchen and re-fitted shower room.

The accommodation briefly comprises of

- * Reception hall * * Lounge ***
- * Re-fitted kitchen open to dining area with oven and hob ***
- * Garage with shortened vehicle space having w.c and utility area ***
- * Landing * * Three bedrooms some with fitted wardrobes ***
- * Re-fitted shower room ***
- * Double glazing * * Gas central heating ***
- * Attractive gardens * * Driveway with good parking ***
- * Well positioned for good access to the M42 motorway ***

The accommodation comprises in further detail:

ASKING PRICE £230,000

TO THE GROUND FLOOR

HALLWAY

With part multipaned door, side full height double glazed panel, stairs off to the first floor and radiator.

LOUNGE 12'8 x 15'3 (3.86m x 4.65m)

With multipaned double glazed bow window to the front, Adam fireplace with black tiled inserts and hearth with electric fire inset. Dado rail, coving, ornate ceiling rose and radiator.

KITCHEN WITH DINING AREA 8'10 x 15'6 (2.69m x 4.72m)

Dining area having multipaned double glazed double doors leading to the garden, radiator and being open into re-fitted kitchen with sink unit, range of base units and drawers, fitted oven and hob and integral fridge. Further base units and drawers, single wall units, two suspended wall units with glazed doors to both sides over work top. Ceramic tiling, multipaned double glazed window, understairs walk in store and double glazed part multipaned door leading to:



GARAGE 19'0 x 7'5 (5.79m x 2.26m)

With up and over door. Being shortened and having w.c, construction in the garage area with white corner wash basin, w.c, and extractor fan. Utility area to the rear with multipaned double glazed window and door. Plumbing for automatic washing machine and central heating boiler. Please note that not all measured area of the garage is not useable for a vehicle.

TO THE FIRST FLOOR

LANDING

With spindle banisters, loft access, multipaned double glazed window and store cupboard.

BEDROOM 9'6 x 12'0 including fitted wardrobes (2.90m x 3.66m including fitted wardrobes)

With two double wardrobes, central wardrobes with drawers beneath, multipaned double glazed window to the front and radiator.

BEDROOM 10'10 to fitted wardrobes x 9'0 (3.30m to fitted wardrobes x 2.74m)

With two double wardrobes with central wardrobes and drawers beneath, multipaned double glazed window to the rear and radiator.

BEDROOM 5'10 x 9'0 (1.78m x 2.74m)

With multipaned double glazed window, radiator and box over staircase.

RE-FITTED SHOWER ROOM

With a white basin within vanity cupboards, w.c having enclosed cistern, shower cubicle with hand held shower and overhead shower head, full ceramic tiling, vertical radiator and panelled ceiling.

TO THE EXTERIOR

The property has a slightly elevated position with tarmacadam driveway and block edging. Reception area with lawns.

To the rear there are attractive gardens with paved patio, retaining wall with steps and railings leading up to raised lawn level with borders. Matching steps and retaining wall leading to further raised garden.

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

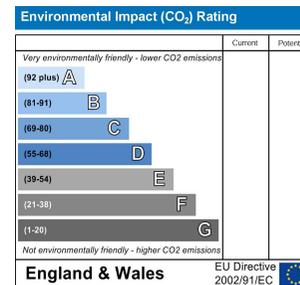
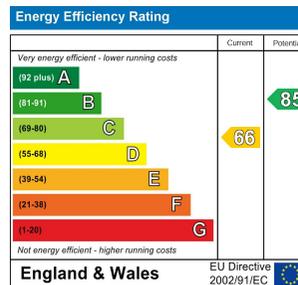
We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

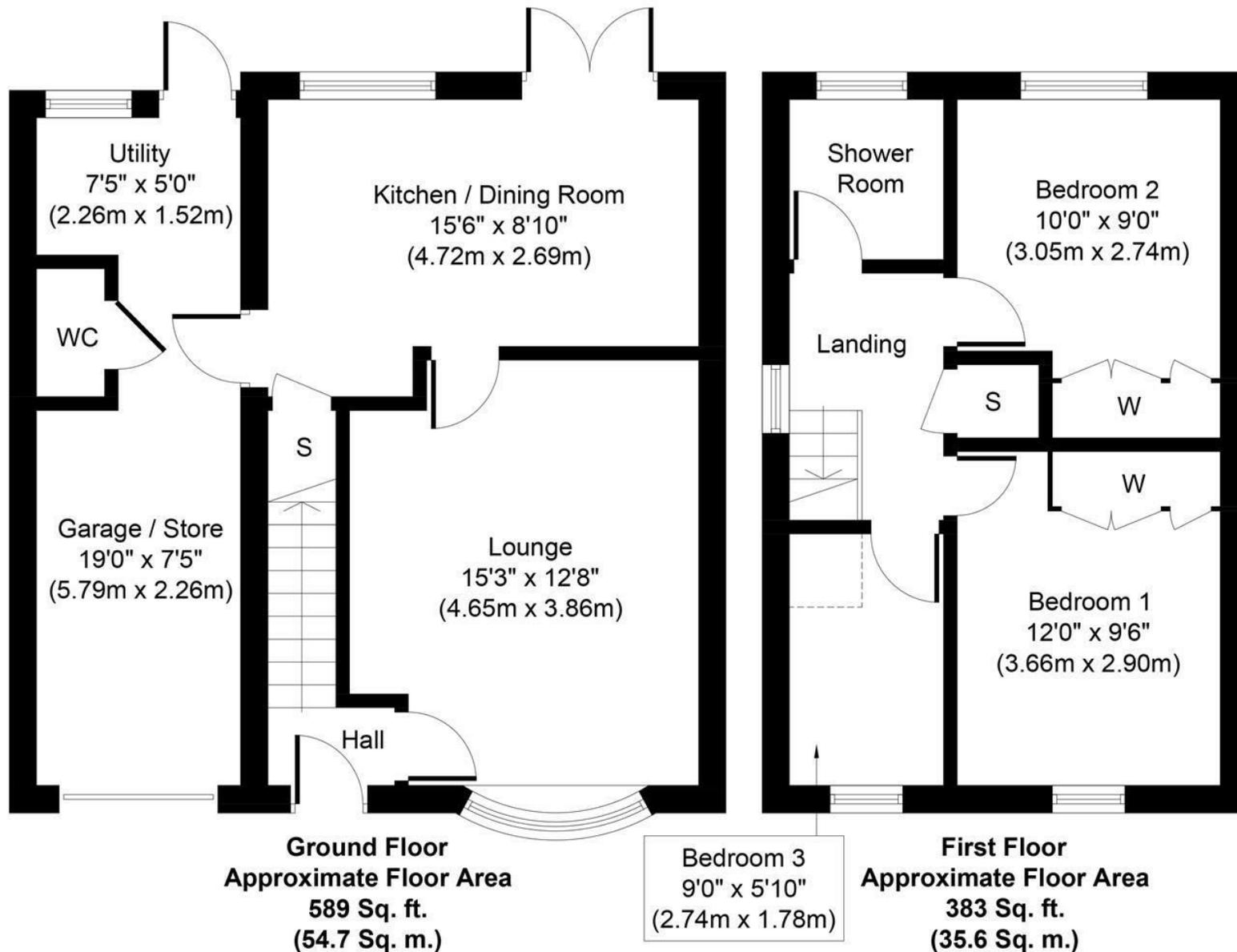
DISCLAIMER

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.





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.

