



**Ethelfleda Road  
Hockley  
Tamworth  
B77 5HS**

Offering this delightful semi detached home which would benefit from some up-dating but offers excellent potential

Complemented with majority double glazing, gas central heating and garage.

Conveniently located for good access to the M42 motorway.

## 38 Ethelfleda Road, Hockley, Tamworth, Staffordshire, B77 5HS

Offering this three bedroomed semi detached home which is conveniently located for good access to the M42 motorway. The property does require some up-dating.

The property briefly comprises of:

- \* Reception porch \*
  - \* Through hallway \*
  - \* Lounge and dining area \*
  - \* Kitchen with oven and hob \*
  - \* Utility \*
  - \* Fitted w.c. \*
  - \* Landing \*
  - \* Three bedrooms \*
  - \* Re-fitted shower room \*
  - \* Majority double glazing \*
  - \* Gas central heating \*
  - \* Garage \*
- \* Good sized plot being elevated above the properties behind \*

The accommodation comprises in more detail:

### OFFERS OVER £210,000

#### TO THE GROUND FLOOR

##### RECEPTION PORCH

With double glazed door, side panels, inner archway and double doors to:

##### THROUGH HALLWAY

With stairs off to the first floor, under stairs storage cupboard and radiator.

##### LOUNGE 25'6 max 10'6 8'5 min (7.77m max 3.20m 2.57m min)

With double glazed bay window to the front, wall mounted gas fire, wooden side cupboards and wooden mantle over. Coving surround throughout. Dining area with double glazed patio doors, radiator beneath internal leaded window, built in cupboards and shelving above.

##### KITCHEN 8'3 x 12'5 (2.51m x 3.78m)

With feature parquet flooring, stainless steel sink top and double base units inset, further range of base units and drawers, low level oven and hob, range of wall units some having a leaded front, recess with further matching unit inset. Side single glazed door, radiator, work surfaces, ceramic tiling, double glazed bay window, door to side with steps leading down to:

##### UTILITY 6'0 x 7'8 including fitted w.c (1.83m x 2.34m including fitted w.c )

With stainless steel sink top, base unit, plumbing for automatic washing machine, double glazed window, ceramic tiling, radiator. Double glazed side door and fitted w.c with side window.

#### TO THE FIRST FLOOR





### **LANDING**

With banisters, double glazed window, coving surround and loft access.

### **BEDROOM (FRONT) 14'6 9'10 8'8 min to fitted wardrobes (4.42m 3.00m 2.64m min to fitted wardrobes )**

Having double glazed bay window to the front, radiator and range of fitted wardrobes.

### **BEDROOM (REAR) 10'6 x 10'8 (3.20m x 3.25m)**

With fitted wardrobes, double glazed window to the rear and radiator.

### **BEDROOM (FRONT) 8'10 x 6'0 (2.69m x 1.83m)**

With double glazed raised bow window to the front and radiator.

### **SHOWER ROOM**

Being re-fitted with w.c, wash basin, vanity cupboard, shower cubicle with shower over, ceramic tiling, radiator and double glazed window, airing cupboard with central heating boiler inset.

### **TO THE EXTERIOR**

To the front of the property there is Dwarf walling with double gated access with tarmac driveway and parking, flanked by lawns on either side and borders.

### **GARAGE 9'10 x 16'0 (3.00m x 4.88m)**

With front double doors and side window.

Rear gardens being of a good sized with paved patio with stepped patios down to lower level with further patio area. Lawn and gardens beyond with borders.

### **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**

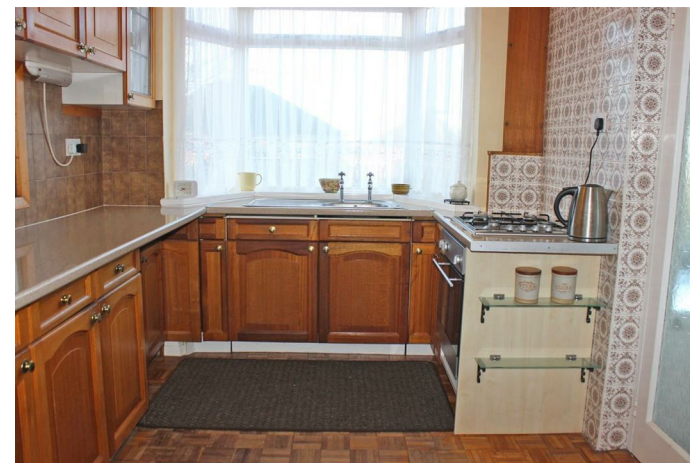
We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

#### **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.

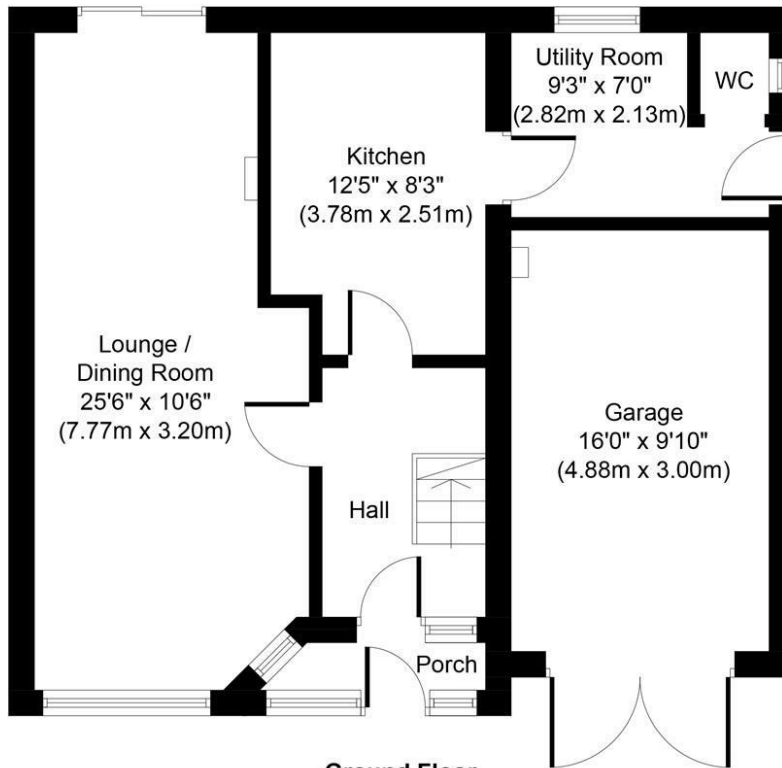
#### **FIXTURES AND FITTINGS**

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.

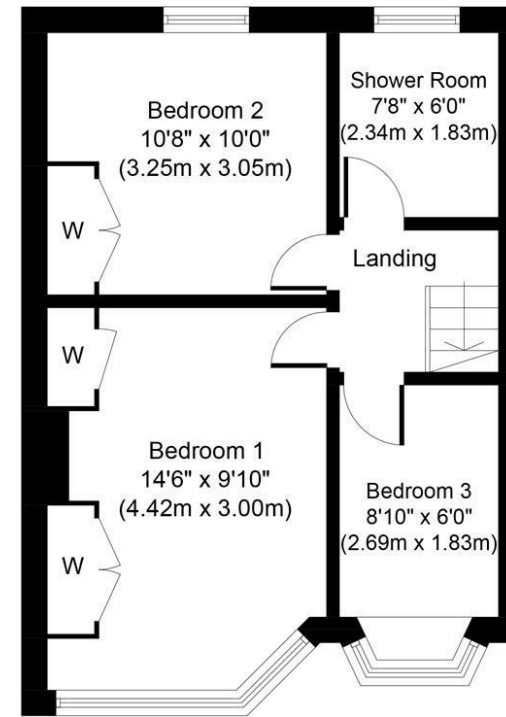








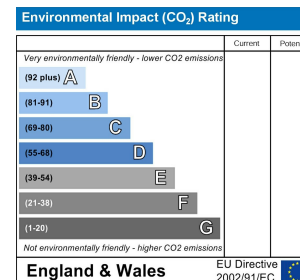
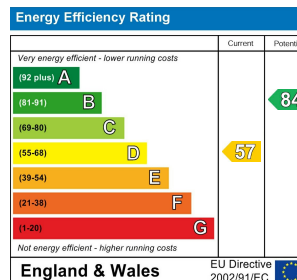
**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**688 Sq. ft.**  
**(63.9 Sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**414 Sq. ft.**  
**(38.5 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.

### 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:

**NO UPFRONT COSTS and COMPETITIVE FEES** which are **NO SALE NO FEE**

**SALES BROCHURES** produced in house

**TOP QUALITY ADVERTISING** (check your local Tamworth Herald)

**INTERNET SERVICES** including **RIGHTMOVE, 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**

**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:

**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.