



**County Drive  
Tamworth  
B78 3XF**

Offering this delightful extended three bedrooned detached home.

Located within walking distance to Ventura retail park.

The property needs to be viewed to be fully appreciated.

**\*\*\*ONLINE VIDEO TOUR AVAILABLE\*\*\*** Please contact our office if you would like to view the online viewing for this property.

**Asking price £375,000**

We are pleased to offer this extended three bedrooomed detached home on a corner location, extended to offer large garden room/dining room to the rear having fitted kitchen, three good sized double bedrooms with fitted bedroom furniture. Conveniently located with good access to all major midlands towns and cities and particularly to nearby Tamworth and well know Ventura retail park shopping centre. The accommodation briefly comprises of:

- \* Through hallway \*
- \* Fitted cloakroom \* Dining room (study) \*
- \* Lounge open to large garden room/dining room \*
- \* Kitchen \* Landing \*
- \* Master bedroom with en-suite shower room \*
- \* Two further double bedrooms - fitted bedroom furniture \*
- \* Bathroom \* Double glazing \* Gas fired central heating \*
- \* Double width tarmacadam driveway \* Private rear gardens \*

The accommodation comprises in further detail:

**ASKING PRICE £375,000**

**TO THE GROUND FLOOR**

**THROUGH HALLWAY**

With leaded double glazed door, radiator, stairs off and understairs storage cupboard.

**FITTED CLOAKS**

With white w.c, corner wash basin, radiator and leaded double glazed window.

**DINING ROOM 10'0 x 10'0 (3.05m x 3.05m)**

Which is currently being used as a study with leaded double glazed window, radiator and double opening multipaned doors leading into:

**LOUNGE 15'0 x 11'10 (4.57m x 3.61m)**

With modern marble style fireplace with log effect fire inset, radiator, wall light points and being open to:



### **LARGE GARDEN ROOM 18'0 x 17'0 12'0 min (5.49m x 5.18m 3.66m min)**

With double glazed windows on low level walling with leaded double glazed opening lights, double glazed double doors leading to the rear garden, side full height wall with double glazed window above, two radiators, open access to kitchen and the room is currently being part used as a dining area.

### **KITCHEN 12'3 x 12'0 (3.73m x 3.66m )**

Being fitted with stainless steel sink top, range of base units and drawers, fitted oven and hob with extractor above, built in fridge, freezer, wine rack, range of wall units, work surfaces, ceramic tiling, plumbing for automatic washing machine and dishwasher, down lighters to the ceiling, side double glazed door, tiled flooring and coving surround to the ceiling.

### **TO THE FIRST FLOOR**

#### **LANDING**

With spindle banisters, two loft accesses one with pull down ladders and airing cupboard/store.

### **MASTER BEDROOM 12'0 x 10'3 (3.66m x 3.12m)**

Having leaded double glazed window, radiator, range of fitted bedroom furniture including wardrobes, dressing table, drawers and raised cupboards.

#### **EN-SUITE**

With w.c, wash basin, shower cubicle, full ceramic tiling, extractor fan, leaded double glazed window and tiled flooring.

### **BEDROOM (FRONT) 9'7 x 8'10 (2.92m x 2.69m)**

Including a range of fitted bedroom furniture, leaded double glazed window and radiator.

### **BEDROOM (REAR) 10'0 x 7'10 (3.05m x 2.39m)**

With fitted double wardrobe, leaded double glazed window and radiator.

#### **BATHROOM**

With a white suite having bath with shower over and screen, w.c, wash basin, full ceramic tiling, leaded double glazed window, vanity shelf, vertical radiator, down lighters to the ceiling, tiled flooring and coving surround.

### **TO THE EXTERIOR**

To the front of the property there is a double width tarmacadam driveway with side lawn, mature trees including silver birch.

### **SHORTENED GARAGE TO FORM STORE 8'10 x 8'0 (2.69m x 2.44m)**

With up and over door.

### **EXTERIOR STORE ROOM 8'0 x 8'0 (2.44m x 2.44m)**

With side opening door. We understand that there is a stud wall separating these two rooms which could be removed to restore it back to a garage.



There is side gated access leading to the rear gardens with paved patio, lawns, wall and fencing surround 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 "D". However, this should be verified by any intending purchaser.

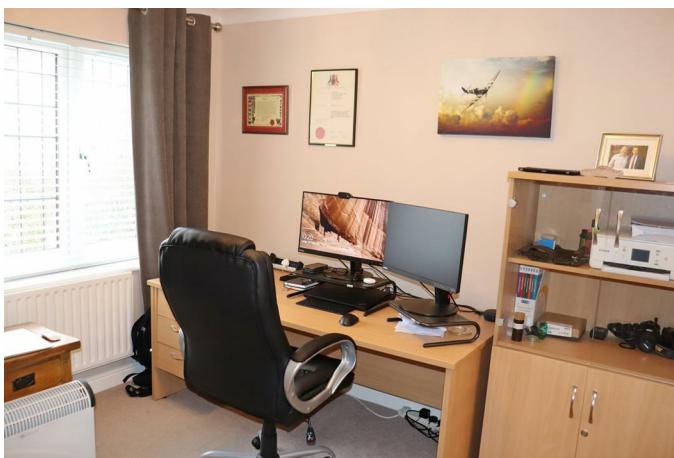
#### **DISCLAIMER**

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

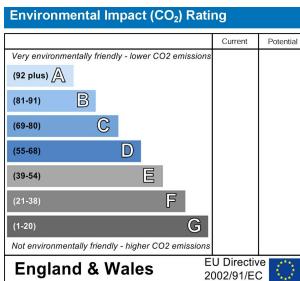
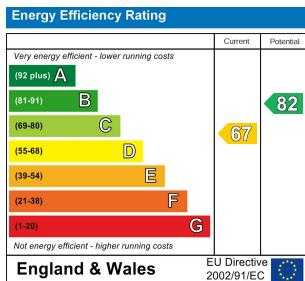
#### **FIXTURES AND FITTINGS**

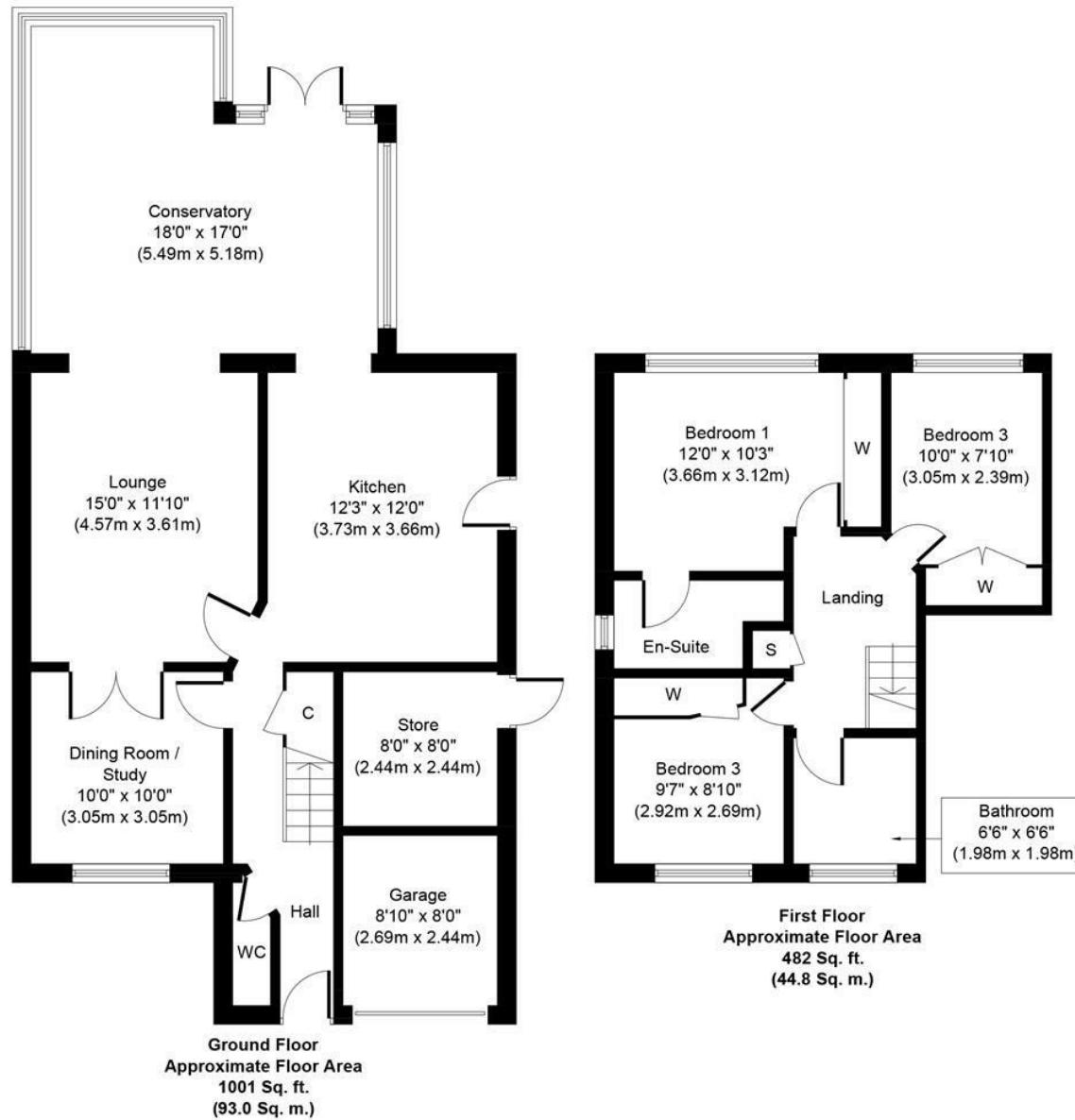
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.











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.

SELLON

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.

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:

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MPORANT SPECIAL NOTES:  
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herefore no guarantee can be given that they are in working order.  
Whilst we endeavour to make our Sales Particulars accurate and reliable  
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  
photographs are for illustration only and may depict items not included in  
the sale of the property.