



**Loughshaw  
Wilnecote  
Tamworth  
B77 4LY**

Offering for sale this  
three bedroomed  
detached home located  
in Wilnecote.

An excellent position  
with good access to the  
M42 motorway.

Vacant possession

**Asking price £299,950**

9 Loughshaw, Wilnecote, Tamworth, Staffordshire, B77 4LY

A delightful home set within spacious gardens. The property offers a good choice of accommodation and being complemented with double glazing and gas fired central heating. The property is well presented but offers itself ideally for further re-decoration and re-fitment.

The property briefly comprises of:

- \* Reception porch \* Hallway \*
- \* Lounge \* Dining room \*
- \* Kitchen \* Conservatory \*
- \* Fitted cloaks \*
- \* Central landing \*
- \* Three bedrooms - fitted wardrobes \* Shower room \*
- \* Double glazing \* Gas central heating \*
- \* Garage \* Double width driveway \* Good sized gardens \*

The property comprises in further detail:

**ASKING PRICE £299,950**

#### **TO THE GROUND FLOOR**

##### **RECEPTION PORCH**

With double glazed door having side panels, tiled flooring and side canopy porch.

##### **HALLWAY**

Having part leaded double glazed entrance door with side panel, radiator and laminate flooring.

##### **FITTED CLOAKROOM**

Having a re-fitted white suite with bow fronted wash basin, vanity cupboard, w/c, ceramic tiling and extractor fan.





**LOUNGE 17'6 x 11'0 (5.33m x 3.35m)**

Having double glazed leaded window to the front with radiator beneath, double glazed window to the rear with radiator beneath, coving surround to the ceiling with two ceiling roses, decorative wall panels, feature cottage style brick fireplace with wooden mantle and gas fire inset, laminate flooring.

**DINING ROOM 14'0 x 9'6 (4.27m x 2.90m)**

Having stairs leading off to the first floor, radiator and double glazed patio doors leading to the conservatory.

**CONSERVATORY 7'6 x 11'0 (2.29m x 3.35m)**

Having double glazed windows, patio style doors and tiled flooring.

**KITCHEN 9'2 x 8'6 (2.79m x 2.59m)**

Having stainless steel sink top, range of base units and drawers, work surfaces, ceramic tiling, range of wall units, fitted oven, hob and extractor fan, plumbing for automatic washing machine, leaded double glazed window and radiator.

**TO THE FIRST FLOOR**

**CENTRAL LANDING**

Having double glazed window.

**BEDROOM (REAR) 10'10 x 11'0 (3.30m x 3.35m)**

Having double glazed window, radiator and double wardrobe.

**BEDROOM (REAR) 10'10 x 7'6 (3.30m x 2.29m)**

With double glazed window, radiator and wardrobe.

**BEDROOM (FRONT) 7'6 x 8'0 (2.29m x 2.44m)**

With leaded double glazed window, radiator and wardrobe.

**SHOWER ROOM 8'0 x 6'6 (2.44m x 1.98m)**

Having a white suite with corner shower cubicle having handheld and overhead shower, w/c, wash basin, full ceramic tiling, leaded double glazed window and radiator.

**TO THE EXTERIOR**

To the front of the property there is a double width tarmacadam driveway with a wide frontage, lawns, borders and access to garage and side gate with pathway leading to the rear.

**GARAGE 18'6 x 9'6 (5.64m x 2.90m)**

With up and over door, light and power points.

A delightful rear garden with paved patios, lawns, borders, timber garden shed, raised stone chipped rear border and being fully enclosed with fencing.

**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 "C". However, this should be verified by any intending purchaser.

**DISCLAIMER**

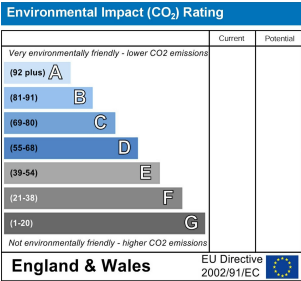
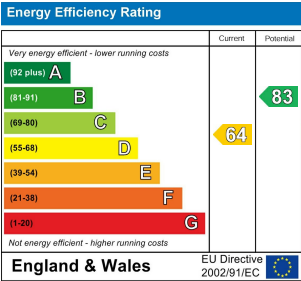
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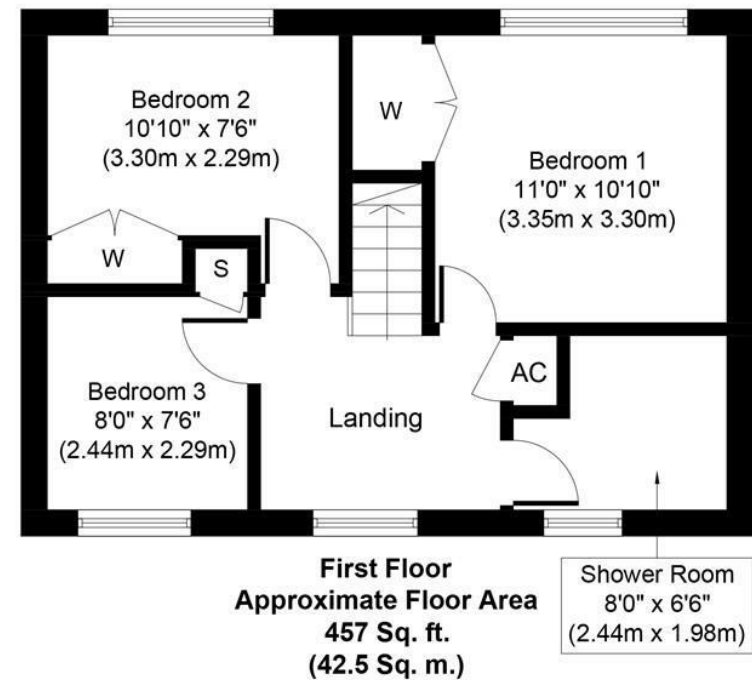
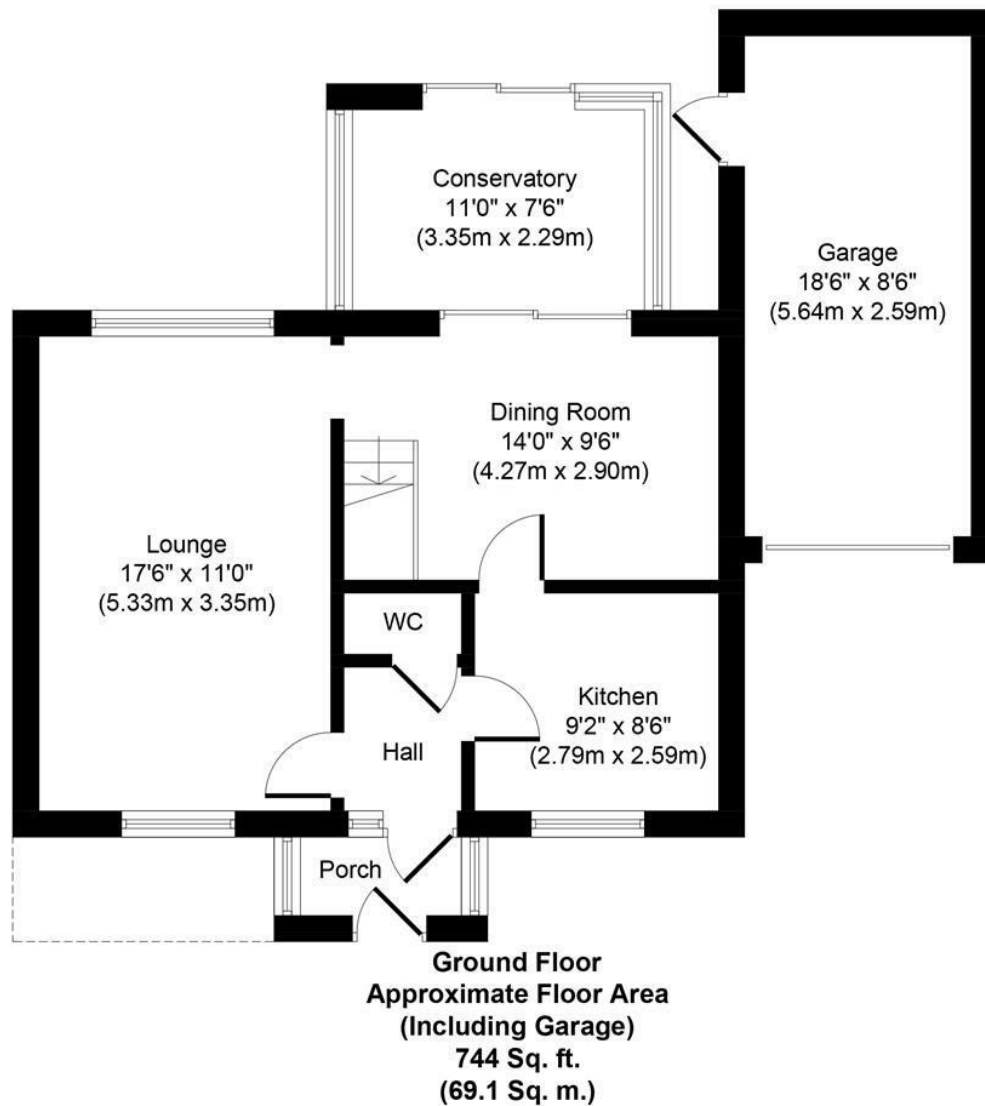
**FIXTURES AND FITTINGS**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



state Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

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 independent knowledge of the property market in the town and surrounding villages.

are able to pass on their experience and advice to our clients.

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

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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**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.