



*19 Leven Road, Wilnecote, Tamworth, Staffordshire, B77 2TX*


- Popular Development
- Three Story House
- Hall And Guest Cloakroom
- Lounge, Dining Kitchen

- Three bedrooms
- En suite And bathroom
- Garage, Parking And Gardens
- Energy Rating C79

**£195,000**



To view this property contact Hunters at 6 Victoria Road, Tamworth, B79 7HL  
Email: [tamworth@huntersgroup.co.uk](mailto:tamworth@huntersgroup.co.uk)

 **01827 66277**



#### ACCOMMODATION

Hunters are delighted in offering for sale this recently built modern three story town house which needs to be viewed to be fully appreciated. The property is arranged on three floors and enjoys a range of modern features throughout to comprise a hall and guest cloakroom, lounge, superb rear appointed dining kitchen, three bedrooms, en suite shower room, further bathroom, garage and parking and gardens.

#### THE PROPERTY IS ARRANGED TWO FLOORS TO BRIEFLY COMPRISE ON THE GROUND FLOOR:

**ENTRANCE HALL:** Accessed via an obscure double glazed front entrance door, stairs to first floor accommodation, radiator and door opens to:

**LOUNGE:** 17' 7" x 9' 7" (5.36m x 2.92m) This generous sized lounge enjoys a double glazed window to front, radiator, contemporary wall mounted electric flame effect fire and door which opens to a useful understairs storage cupboard whilst further door opens to:

**DINING KITCHEN:** 12' 0" x 13' 0" (3.66m x 3.96m) This modern dining kitchen enjoys French opening to the rear garden with a additional double glazed rear window, radiator, modern kitchen units comprise base cupboards and drawers surmounted by round edge work tops above, mosaic tiled splash back surround with wall mounted units ideal for storage with under unit lighting, inset one and a half bowl sink, inset Neff cooker complimented with four ring gas hob and extractor fan above, spaces for a range of white good and concealed Potterton boiler. Door opens to:

**GUEST CLOAKROOM:** With radiator, modern suite comprises a pedestal wash hand basin with tiles surround and low flush wc.

**ON THE FIRST FLOOR:** Stairs from the ground floor reception hall ascend to the landing with a double glazed front window, radiator, stairs case ascends to the second floor accommodation whilst a range of doors open to:

**BEDROOM TWO:** 11' 8" x 13' 0" (3.56m x 3.96m) This generous sized rear bedroom enjoys having built in wardrobes, double glazed windows to rear and radiator.

**BEDROOM THREE:** 9' 3" x 6' 5" (2.82m x 1.96m) Double glazed front window and radiator.

**FAMILY BATHROOM:** This contemporary and modern suite comprises pedestal wash hand basin with half ceiling height tiled surround, low flush wc, bath which is further complimented with additional shower enclosure complimented with shower appliance over and spot light in the ceiling.

**ON THE SECOND FLOOR:** Stairs from the first floor landing ascend to the second floor landing area with door opening to:

**MASTER SUITE ONE/BEDROOM ONE:** 19' 0" x 13' 0" (5.79m x 3.96m) (One of the distinct features of this property is its superb master suite which commands on the top floor of the property. This comprises :) Double glazed front window, radiator, having useful built in wardrobe whilst door opens to:

**EN SUITE SHOWER ROOM:** With an obscure double glazed rear window, radiator, contemporary suite comprises a pedestal wash hand basin with tiled surround, low flush wc, shower enclosure

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complimented with shower appliance over, spot light in the ceiling and door opens to the eves storage.

### OUTSIDE:

**REAR GARDEN:** Having a paved patio, shaped lawn set beyond with a fenced and wall surround and additional courtesy door opens to the garage.

**GARAGE:** With an up and over door to front and side courtesy doors opens to the properties rear garden.

### GENERAL INFORMATION

**VIEWING** Tamworth Office – Tel: 01827 66277

**TENURE** The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

**SURVEY** Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

**CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

**CONVEYANCING** Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66277 for your free quotation.

**AGENTS OPINION** These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

**FUNDING** Mortgage Advice Bureau at Hunters offer advice and recommendation on over 11,000 first charge mortgage products, from over 90 UK lenders. To help you choose the right mortgage for you, call 01564 770707 to arrange to speak with an expert.

### USEFUL WEBSITES YOU SHOULD CHECK

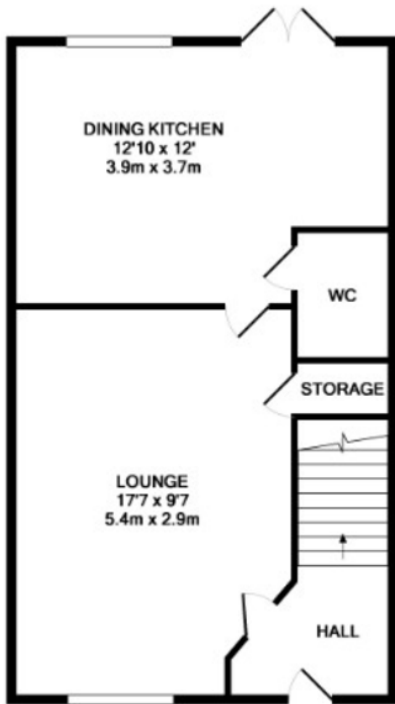
**COUNCIL TAX** [www.voa.gov.uk](http://www.voa.gov.uk)

**SCHOOLS** [www.staffordshire.gov.uk](http://www.staffordshire.gov.uk)

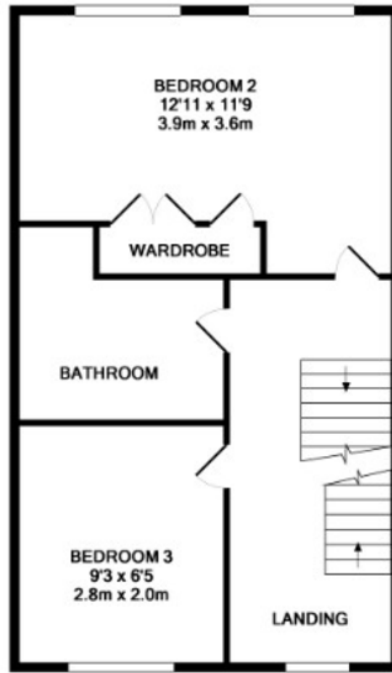
**PLANNING APPLICATIONS** [www.tamworth.gov.uk/planning](http://www.tamworth.gov.uk/planning)

**LOCAL ENVIRONMENT** [www.maps.environment-agency.gov.uk](http://www.maps.environment-agency.gov.uk)

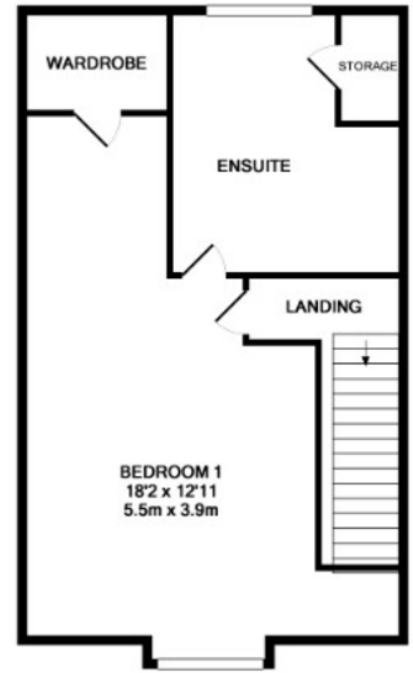




GROUND FLOOR  
APPROX. FLOOR  
AREA 623 SQ.FT.  
(57.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 603 SQ.FT.  
(56.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1847 SQ.FT. (171.6 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. 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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**DESCRIPTION**

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

**AGENTS NOTE**

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

