



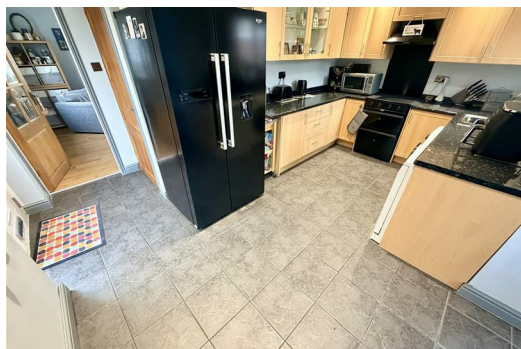
**Marlow Road, Bolehall, Amington
Tamworth B77 3NH
Asking Price £265,000
Freehold - Tamowrth Council Band: B - EPC: C**

Nestled on Marlow Road in the charming area of Bolehall, Amington, this delightful extended semi-detached house offers a perfect blend of comfort and modern living. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The house has been thoughtfully extended, enhancing its living space and providing a versatile garden room that can be used for various purposes, whether as a home office, playroom, or simply a serene spot to enjoy the garden views. The bathroom is conveniently located, ensuring ease of access for all residents.

Outside, the property boasts ample parking for up to three vehicles, a significant advantage in this desirable location. The garden offers a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

This semi-detached house on Marlow Road is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community in the heart of Amington. With its appealing features and prime location, this property is sure to attract interest from those looking to settle in a welcoming neighbourhood. Do not miss the opportunity to make this charming house your new home.



Entrance

Via double glazed entrance door leading into:

Kitchen

11'9" x 14'11" (3.59m x 4.54m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with swan neck mixer tap, plumbing for washing machine and dishwasher, space for American style fridge/freezer, gas and electric points for cooker, double glazed window to rear, radiator, ceramic tiled flooring, sunken ceiling spotlights, doors to under-stairs storage cupboard and lounge and opening into:

Dining Room

7'0" x 8'0" (2.13m x 2.43m)

Ceramic tiled flooring, sunken ceiling spotlights, double glazed French style double doors to garden.

Lounge

10'10" x 14'10" (3.32m x 4.54m)

Double glazed window to side, double glazed bow window to front, double radiator, wooden effect laminate flooring, TV point and sunken ceiling spotlights, door to:

Stairs

Stairs to first floor landing.

Landing

Obscure double glazed window to side, radiator, access to loft space with pull-down ladder, boarding and light, doors to:

Bedroom

10'5" x 11'1" (3.17m x 3.37m)

Double glazed window to front, radiator, picture rail and textured ceiling.

Bedroom

8'6" x 10'9" (2.59m x 3.28m)

Double glazed window to rear, radiator, sliding doors,

Wardrobe

Having hanging rails and shelving

Bathroom

Fitted with three piece suite comprising panelled bath with shower and glass screen, vanity wash unit with cupboard under and mixer tap and close coupled WC, heated towel rail, obscure double glazed window to rear.

Bedroom

7'11" x 6'0" (2.41m x 1.82m)

Double glazed window to front, radiator and textured ceiling.

Garden Room

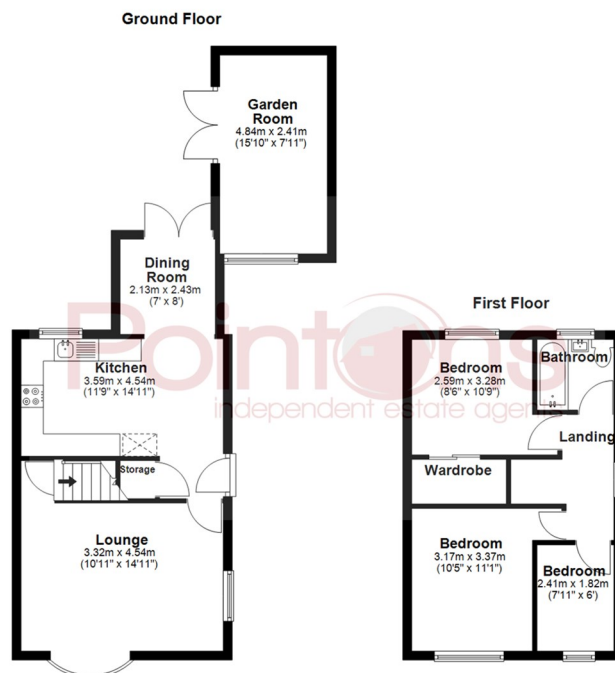
Double glazed window to front, wooden laminate flooring with sunken spotlights, double doors to garden.

Outside

To the rear is an enclosed garden of easy maintenance with paved patio and astro turf. Double French style door leading to garden room. To the front is a block-paved driveway providing parking and access to entrance

General Information

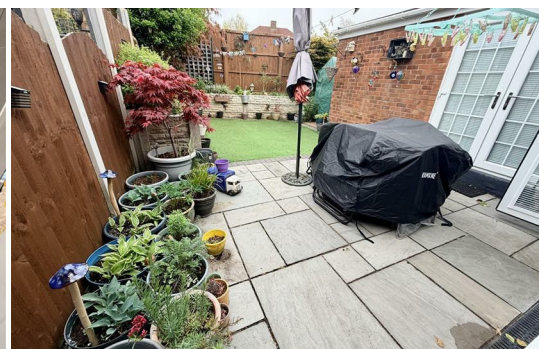
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Tamworth Council and band is B



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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