

REDUCED

Offers in the Region of £149,950  
Freehold



## Shelton Street, Wilnecote, Tamworth, Staffordshire. B77 5DB

- INVESTMENT OPPORTUNITY
- TWO SELF CONTAINED FLATS
- BOTH COMPRISING ONE BEDROOM, LIVING ROOM , BATHROOM & KITCHEN
- ONE GAS CENTRALLY HEATED
- DOUBLE GLAZED
- SOME UPGRADING NEEDED
- BOTH WITH CURRENT EPCS
- BOTH VACANT
- FREEHOLD



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## PROPERTY DESCRIPTION

This desirable investment opportunity is situated in a convenient position, Shelton Street running off Hockley Road via Tinkers Green Road close to its junction with the B5404 (former A5). All the usual amenities are within comfortable reach including regular bus services along Tinkers Green Road, local shops and schools.

Originally a terraced house the property has been converted into two self contained flats, individually metered & rated with individual external entrances which have been successfully let for a number of years. Both flats would now benefit from some upgrading to make an ideal investment opportunity. The accommodation provided briefly includes:-



## ROOM DESCRIPTIONS

### GROUND FLOOR FLAT

approached from the rear via a small yard:-

### LIVING ROOM

3.78m x 3.410m (12' 5" x 11' 2") having window to rear garden and wall mounted convector heater.

### USEFUL UNDERSTAIRS STORE CUPBOARD LEADS OFF

### SEPARATE KITCHEN

2.44m x 1.95m (8' 0" x 6' 5") having range of built in units and also a free standing cooker, an automatic washing machine, refrigerator and separate freezer.

### BEDROOM

3.35m x 2.36m (11' 0" x 7' 9") having picture window to roadway and wall mounted electric heater.

### SHELVED STORAGE CUPBOARD OFF

### BATHROOM

having three piece suite comprising panelled bath with independent electric shower, pedestal wash basin and low level WC and again having obscured side windows.

### SMALL REAR LOBBY

with shelved airing cupboard off.

To the rear of the property is a:-

### SMALL GARDEN AREA

### FIRST FLOOR FLAT

### STAIRWAY to FIRST FLOOR LANDING

with ceiling hatch to the loft area.

### LOUNGE (REAR)

12' 3" x 11' 1" (3.74m x 3.38m) having window to rear, additional glass brick wall to landing and panel radiator.

### Leading off is the

### KITCHEN

7' x 6' 4" (2.14m x 1.92m) having range of white fronted units beneath wood grain effect work surface comprising work surface with inset stainless steel sink and drainer and inset four ring electric hob, having built in electric oven, cupboards, drawer and recess under for automatic washing machine, matching wall mounted cupboards, further small ceiling hatch to loft area, obscured glass window and panel radiator.

### Also leading off the landing is the

### SEPARATE BEDROOM

11' 2" x 8' (3.41m x 2.44m) having picture window to roadway, storage cupboard above stairhead, further cupboard housing the wall mounted combination gas fired boiler which provides central heating and domestic hot water and panel radiator.

### SHOWER ROOM

having suite comprising shower cubicle, wash basin & w.c & obscured glass window.



# FLOORPLAN



**Ground Floor**  
Approx. 38.5 sq. metres (414.3 sq. feet)



**First Floor**  
Approx. 34.4 sq. metres (370.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.7 sq. feet)

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