



Leedham Avenue  
Amington, Tamworth

# Leedham Ave Amington

Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached house situated in a popular residential area of Amington bordering Bolehall.

The property briefly comprises: entrance hall, spacious front lounge, modern fitted kitchen, separate utility and WC, plus hallway to the side, landing, three good sized bedrooms and a modern fitted family bathroom.

Externally there is a gated driveway with parking for at least one vehicles plus both front and rear gardens, perfect for children and pets to play.

The property benefits from UPVC double glazing and central heating through out.

**ENTRANCE HALL:** Entrance door, radiator, ceiling light point, laminate flooring, stairs off to the first floor and door to the lounge.

**LOUNGE:**  
12'7" x 14'4" (3.83M x 4.37M)  
Laminate flooring, ceiling light point, radiator, window to front and door to the kitchen.

**KITCHEN DINING ROOM:**  
8'1" x 11'3" (2.46M x 3.43M)  
With a range of wall and base cupboards, drawers and work surfaces, one and a half bowl sink unit, integrated oven and electric hob, space for fridge freezer, laminate flooring, light point, radiator, window to rear, door to the hallway leading to the side and to the utility/WC.



## SIDE HALL:

Laminate floor, UPVC door to the side, ceiling light point, under-stairs storage cupboard, radiator and door to the utility/WC..

## UTILITY/W.C.:

With a low flush w.c. and wash hand basin, fitted work tops with space beneath for a washing machine and dryer, light point, radiator and window to the rear.

## ON THE FIRST FLOOR

**LANDING:** with single glazed window to the side, ceiling light point, access to the loft space, doors to the bedrooms and bathroom.

## BEDROOM 1:

10'10" x 9'8" (3.3M x 2.94M)

With a window to the front, ceiling light point, radiator.

## BEDROOM 2:

9'11" x 9'4" (3.02M x 2.84M)

With a window to the rear, ceiling light point, central heating radiator.

## BEDROOM 3:

8'1" x 4'7" (7'10" max.) (2.46M x 1.39M (2.38M min.))

With a window to the front, ceiling light point.

## BATHROOM:

6'6" x 7'11" (1.98M x 2.41M)

Suite comprising: bath with shower over, pedestal wash hand basin, low flush WC,





ceramic wall tiling, vinyl flooring, obscure glazed window to the rear, central heating radiator, ceiling light point.

#### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

#### DISCLAIMER:

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