



Sorrel

Amington, Tamworth, Staffordshire, B77 4HB

Offers Over £159,950

# Property Features

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- Spacious Mid Terraced Residence
- Entrance Hall
- Guest Cloakroom
- Open Aspect Lounge/Dining Area
- Kitchen
- Three Bedrooms
- Family Bathroom
- Rear and Fore Gardens
- Internal Viewing Recommended
- No Chain

## Full Description

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Taylor Cole Estate Agents are pleased to offer for sale this deceivingly spacious mid terraced residence, located on this residential development. The property benefits from both UPVC double glazing and gas fire central heating, with the accommodation briefly comprising of entrance hall, guest cloakroom, open lounge/dining area, kitchen, three bedrooms, bathroom, rear and fore gardens and use of communal parking spaces. Internal viewing is considered essential.

This three bedroom mid terraced residence benefits from being offered with no chain and is positioned behind the fore garden which in turn provides access to the front entrance door, to the rear of the property there is an array of communal parking spaces and access to the rear entrance gate which allows entrance through the garden via the rear entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having the stairs of to the first floor landing with open recess beneath, two ceiling light points, radiator, wall socket, telephone connection point, door into the halls storage cupboard, quality wood grain effect flooring and door into:

### OPEN ASPECT LOUNGE DINING AREA

12' 06" x 21' 07" (3.81m x 6.58m)

This open aspect room begins with the UPVC double glazed window over looking the front aspect, ceiling light points, wall sockets, television connection point, ample floor space for free standing lounge furniture with quality wood grain effect flooring opening to the dining section with floor space for a free standing dining room table, ceiling light point above, wall socket, radiator, door into a storage cupboard



offering superb storage space, UPVC double glazed door opening out to the rear patio and door into:

#### KITCHEN

8' 10" x 10' 01" (2.69m x 3.07m)

With a matching range of base units and draws, recess and plumbing for washing machine, recess and point for free standing fridge freezer, recess and point for tumble dryer and recess and point for free standing cooker, roll top working surfaces with stainless steel sink and drainage unit with hot and cold taps over, tiled up stands, matching range of wall units offering further storage space, wall mounted 'Glow-worm' boiler, UPVC double glazed window to the rear, ceiling light point, and wall sockets.



#### GUEST CLOAKROOM

6' 05" x 2' 07" (1.96m x 0.79m)

This white suite compromises of a close coupled WC, pedestal hand wash basin with hot and cold taps over, obscure UPVC double glazed window to the front, ceiling light point.



#### FIRST FLOOR LANDING

Having a loft hatch access, ceiling light point door into the airing cupboard enclosing the pre-lagged hot water tank and towel shelving unit and door into;

#### MASTER BEDROOM

11' 03" x 12' 07" (3.43m x 3.84m)

This spacious master bedroom has a UPVC double glazed window over looking the front aspect, ceiling light point, radiator, wall sockets and television connection point.



#### BEDROOM TWO

12' 07" x 10' 01" (3.84m x 3.07m)

Being a double bedroom and having a ceiling light point, radiator, wall sockets and UPVC double glazed window to the rear.

#### BEDROOM THREE

10' 01" x 8' 11" (3.07m x 2.72m)

Positioned to the rear of the property and having an outlook over the rear garden through the UPVC double glazed window, bedroom three has a ceiling light point with fan fittings attached, wall socket and radiator.



## FAMILY BATHROOM

5' 07" x 7' 10" (1.7m x 2.39m)

Having a close coupled WC, hand wash basin with hot and cold taps over, panelled bath with hot and cold mixer tap and shower fitment attached, ceiling light point, radiator, obscure UPVC double glazed window to the front and water resistant flooring.

## OUTSIDE

### REAR GARDEN

The rear garden has a slab paved patio area with a shaped lawn positioned in the centre and borders surround offering a variety of ever greens and shrubbery, to the right hand corner boundary there is a free standing timber shed offering out door storage space with a gate to the rear providing access to the communal parking facilities.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements