



Albert Road
, Tamworth, Staffordshire, B79 7JS

£275,000

Property Features

- Charming Traditional End of Terraced Residence
- Through Entrance Hall
- Dining Room
- Lounge
- Downstairs WC
- Three Bedrooms
- Refitted Family Bathroom
- Rear Garden
-

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this charming traditional end of terraced residence . The property benefits from UPVC double glazing (where specified) and gas fired central heating, and pre-existing planning permission to extend to the rear (subject to regulations and legal confirmation), with accommodation briefly comprising: through entrance hallway, dining room, lounge, fitted kitchen, downstairs WC, three bedrooms, refitted family bathroom, rear garden. Early internal viewing is highly recommended.

This stunning town centre home resides in an end of terraced position and offers huge potential by way of being partially converted, with the property itself positioned behind a low maintenance crazy paved fore garden, decorative wrought iron railings and brick built pillars, continuing slabbed paved path leading to the side entrance gate and the traditional front entrance door providing internal access into the property.

THROUGH ENTRANCE HALLWAY

Accessed via the secure traditional front entrance door and having an obscure glazed window above, the hallway has decorative tiled flooring, staircase off to the first floor landing, ceiling light point, door into the understairs storage cupboard enclosing superb storage facilities, wall socket, wall mounted column radiator, door into:

DINING ROOM

12' 11" x 11' 11" (3.94m x 3.63m)

This multi functional room has newly fitted UPVC double glazed sash windows overlooking the front aspect, ceiling light point, recessed fire display with granite hearth, wall mounted column radiator, wall sockets, wood grain effect flooring.



LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m)

Positioned to the rear of the property and having an outlook through the conservatory into the rear garden through the glazed sash window, the lounge has a ceiling light point, wall mounted modern column radiator, wall sockets, wall mounted TV connection point, recessed display into chimney breast with quarry tiled hearth, modern wood grain effect flooring.



FITTED KITCHEN

18' 5" x 7' 7" (5.61m x 2.31m)

Offering a matching range of shaker base units and drawers, recess and plumbing for slimline dishwasher, recess and plumbing for washing machine, recess and point for free standing cooker, roll top working surfaces with inset one and half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, complementary display shelving units, recess and point for free standing fridge/freezer, recess and point for tumble dryer, dual aspect windows to the side and rear, two ceiling light points, tiled flooring, radiator, door into:



CONSERVATORY

7' 6" x 9' 2" (2.29m x 2.79m)

Being of brick and UPVC construction and having double glazed windows surround, double glazed glass roof, UPVC double glazed French doors opening out to the rear patio, wall socket, tiled flooring.



DOWNSTAIRS WC

Having been partially finished, the WC has an obscure UPVC double glazed window to the side, WC, ceiling light point, points for finished connection.

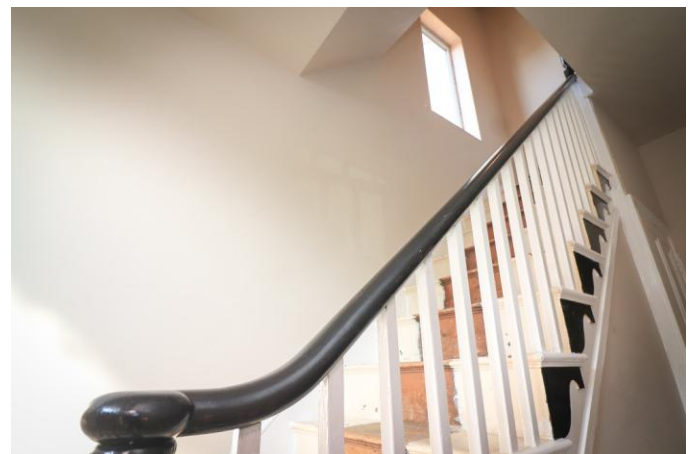
FIRST FLOOR LANDING

With a UPVC double glazed window to the side offering natural light source, ceiling light point, wall socket, loft hatch access, door into:

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m)

The spacious master bedroom offers ample floor space for free standing bedroom furniture, twin recess for free standing wardrobes, newly fitted UPVC double glazed sash window to the front, wall socket, connection for radiator, wood grain effect flooring.



BEDROOM TWO

12' 11" x 11' 1" (3.94m x 3.38m)

Again being a double bedroom and having a newly fitted UPVC double glazed sash window to the rear, ceiling light point, wall mounted column radiator, wall socket, wood grain effect flooring.

BEDROOM THREE

6' 10" x 9' 8" (2.08m x 2.95m)

With fitted cupboard enclosing shelving unit over the stairs, the third bedroom has a UPVC double glazed sash window to the front, ceiling light point, wall socket, wood grain effect flooring.

FAMILY BATHROOM

7' 8" x 9' 6" (2.34m x 2.9m)

This modern suite comprises of a close coupled WC set within vanity unit with hand wash basin and hot and cold mixer tap over, toiletry storage beneath, shaped bath with sunken hot and cold mixer tap above, walk-in shower unit with waterfall shower head and detachable hose, ceiling to floor tiled surround and glass side screen, obscure UPVC double glazed sash window to the rear, connection for radiator, tiled flooring.

OUTSIDE

REAR GARDEN

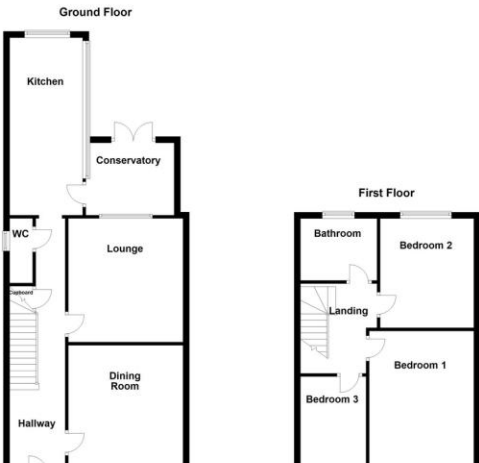
The rear garden begins with an L-shaped crazy paving patio area which provides outdoor seating and entertainment space, dwarf brick wall with decorative concrete features separates and remaining garden which continues to the rear where there is free standing timber sheds, wrought iron gate providing access to the side aspect, brick built walls and timber fencing to all boundaries.

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 01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 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