



Moor Street
Tamworth, Staffordshire, B79 7QZ

Offers Over £199,950

Property Features

- Well Presented Semi Detached Residence
- Entrance Hall
- Spacious Lounge
- Fitted Kitchen/Dining Area
- Guest Cloakroom
- Three Bedrooms
- Family Bathroom
- Attractive Rear and Fore Gardens
- No Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this very well presented and deceivingly spacious semi detached property located in the heart of Tamworth town centre. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, spacious lounge, fitted kitchen/dining area, guest cloakroom, three bedrooms, family bathroom, attractive rear and fore gardens. Early internal viewing is considered essential. No chain.

This charming three bedroom semi detached family home resides in this pleasant setting within the centre of Tamworth and is close to shopping amenities, commuter links and schooling, with the property itself positioned behind a neat lawned fore garden with borders providing bedding flowers and evergreens, a rail and post gate opens to the slabbed pathway which in turn provides access to the side entrance gate and UPVC front entrance door.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, radiator, staircase off to first floor landing, door into:

SPACIOUS LOUNGE

15' 1" x 13' 11" (4.6m x 4.24m)

The spacious lounge offers superb floor space for free standing lounge furniture and has a feature gas fire display with decorative surround and tiled hearth, wall sockets, ceiling light point, radiator, UPVC double glazed bow window overlooking the front aspect, door into the understairs storage cupboard enclosing superb storage space, obscure UPVC double glazed window to the side, door into:



FITTED KITCHEN/DINING AREA

14' 10" x 8' 11" (4.52m x 2.72m)

Positioned to the front of the property, the open aspect kitchen/dining area has a matching range of base units and drawers, integrated fridge, integrated freezer, recess and point for free standing cooker, working surfaces with inset one and a 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, integrated extractor hood, twin glass fronted display cabinets, two UPVC double glazed windows overlooking the rear garden, ceiling light point, quality tile effect flooring to the dining section with floor space for free standing dining room table, radiator, obscure glass panelled door into:



GUEST CLOAKROOM

2' 11" x 4' 6" (0.89m x 1.37m)

Having a close coupled WC, ceiling light point, obscure UPVC double glazed window to the side, quality tile effect flooring.



FIRST FLOOR LANDING

With a UPVC double glazed window to the side offering natural light source, loft hatch access, ceiling light point, door into the overstairs storage cupboard enclosing the 'Baxi' combination boiler and towel shelving unit, doors to:

BEDROOM ONE

10' 7" x 11' 5" (3.23m x 3.48m)

The master bedroom provides superb floor space for a free standing double bed, free standing bedroom furniture, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front.



BEDROOM TWO

12' 6" x 9' 7" (3.81m x 2.92m)

Again being a double bedroom and having a UPVC double glazed window overlooking the attractive rear garden, ceiling light point, radiator, wall socket.

BEDROOM THREE

8' 5" x 9' 2" (2.57m x 2.79m)

The well proportioned third bedroom provides ample floor space and has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.



BATHROOM

5' 5" x 6' 9" (1.65m x 2.06m)

The matching white suite comprises of a WC, wall mounted hand wash basin with hot and cold taps over, panelled bath with hot and cold taps above and shower fitment over, tiled surround and fitted shower curtain rail, obscure UPVC double glazed window to the front, ceiling light point, radiator.

OUTSIDE

ATTRACTIVE REAR GARDEN

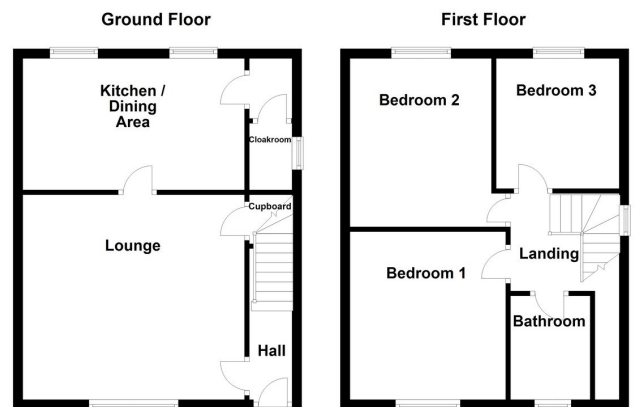
Beginning with the slabbed paved patio area offering outdoor seating and entertainment space, and a continuing slabbed paved path which leads through the lawned section with occupies the centre of the garden, path continuing to the rear to the free standing timber shed, borders occupy the boundaries enclosing evergreens and shrubbery, timber fencing surround, side entrance gates leading to the fore.

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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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