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Tamworth, Staffordshire, B79 7HT

£269,000

Property Features

- Spacious Semi Detached Residence
- Reception Hallway
- Guest Cloakroom
- Lounge
- Separate Dining Room
- Fitted Kitchen
- Three Bedrooms
- Shower Room
- Well Maintained Gardens
- Off Road Parking Facilities

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and spacious semi detached residence situated within this highly desirable modern residential development close to the Town Centre and all its amenities. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, guest cloakroom, lounge, separate dining room, fitted kitchen, three bedrooms, shower room, well maintained gardens to front and rear, off road parking facilities. Internal viewing is strongly recommended.

This well presented semi detached residence occupies an excellent corner plot position within this highly desirable location, with the property itself being set behind a low maintenance slate chipped front garden containing a variety of evergreen shrubbery, a block paved pathway provides access to both the side garden gate and front entrance with external courtesy lighting and a double glazed front door.

RECEPTION HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, laminate flooring, doors to:

GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wall mounted wash hand basin with tiled splashback, ceiling light point, radiator, laminate flooring, obscure UPVC double glazed window.



LOUNGE

14' 7" x 12' 5" (4.47m x 3.80m)

This attractive lounge has a UPVC double glazed window to the front, ceiling light point, coving to ceiling, two radiators, double doors leading through to:



DINING ROOM

10' 8" x 8' 0" (3.26m x 2.45m)

Having UPVC double glazed French doors leading out onto the garden patio, ceiling light point, coving to ceiling, built-in understairs storage cupboard, radiator, door to:

KITCHEN

10' 7" x 7' 4" (3.23m x 2.25m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap, integrated full height fridge/freezer, space and point for electric oven, recess and plumbing for automatic washing machine, additional range of matching wall mounted cupboards to incorporate the 'Worcester' combination central heating boiler, ceiling strip light point, tile effect cushion flooring, UPVC double glazed window, double glazed door leading out onto the garden patio.



FIRST FLOOR LANDING

With a ceiling light point, access to loft, UPVC double glazed window to the side, built-in cupboard, doors to:

BEDROOM ONE

13' 3" x 9' 6" (4.04m (into wardrobes) x 2.91m)

This spacious double bedroom has an excellent range of fitted bedroom furniture, along with a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.



BEDROOM TWO

12' 0" x 9' 6" (3.68m x 2.91m (max))

A further double bedroom with a UPVC double glazed window to the front, ceiling light point, radiator.

BEDROOM THREE

8' 10" x 7' 4" (2.71m x 2.26m)

Bedroom three has a UPVC double glazed window to the front, built-in cupboard, ceiling light point, radiator.



SHOWER ROOM

6' 6" x 6' 4" (1.99m x 1.94m)

Refitted with a white suite comprising of corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set into vanity unit, with the suite complemented by full height wall tiling, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window to the rear.

OUTSIDE

REAR GARDEN

With a paved pathway leading from the side entrance gate, with an area suitable for bin storage, across the rear of the property is a good sized paved patio with the garden itself having a neat lawn with shaped slate chipped border to side, stepping stone pathway extending to the rear of the garden.

PARKING

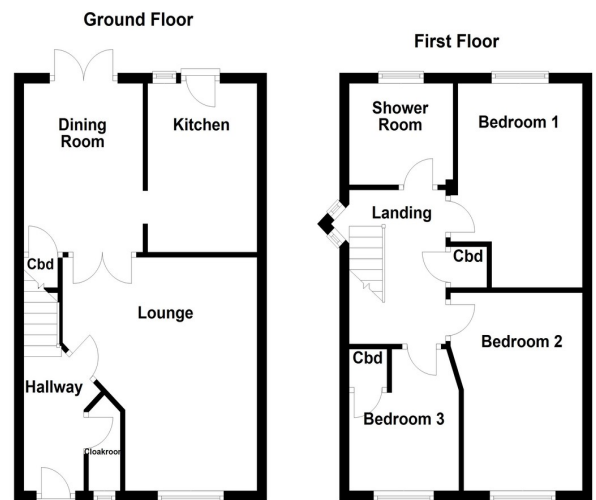
To the rear of the property is a tarmac driveway providing off road parking facilities and double entrance gates leading to an additional paved hard standing suitable for additional secure off road parking.

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		86 B
69-80	C	72 C	
55-68	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