



Tamworth Road
Amington, Tamworth, Staffordshire, B77 3BU

£265,000

Property Features

- Attractive and Well Appointed Semi Detached Residence
- Entrance Porch, Reception Hall
- Lounge
- Dining Room
- Conservatory
- Kitchen, Utility Room
- Three Bedrooms
- Family Shower Room
- Garage, Well Maintained Gardens
- No Chain

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive and well appointed semi detached residence. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hall, lounge, dining room, conservatory, fitted kitchen, utility room, three bedrooms, family shower room, garage, well maintained rear and fore gardens, block paved driveway, Early internal viewing is considered essential. No chain.

This superb three bedroom semi detached residence is located only a short distance away from local schooling, shopping amenities with the property itself positioned behind a lawned fore garden with borders incorporating evergreens and shrubbery, and hedgerow maintaining privacy to the fore, the block paved driveway leads to the up and over garage door as well as the porch front entrance door.

ENTRANCE PORCH

Having double glazed surround and aluminium sliding door, wall mounted light point, herringbone wood grain effect flooring, obscure glass panelled door into:

RECEPTION HALL

With staircase off to the first floor landing with storage cupboard beneath, ceiling light point, wall socket, radiator, telephone connection point (subject to regulations), herringbone wood grain effect flooring, obscure glass panelled door into:

LOUNGE

10' 10" x 13' 3" (3.3m x 4.04m)

The lounge has a UPVC double glazed bay window overlooking the front aspect, ceiling light point, two radiators, wall socket, TV connection point, feature gas fire display with brick built fire surround.



DINING ROOM

10' 10" x 10' 10" (3.3m x 3.3m)

Positioned to the rear of the property and between the kitchen and lounge, the dining room has floor space for free standing dining room table, ceiling light point, radiator, wall socket, UPVC double glazed sliding doors into:

CONSERVATORY

8' 5" x 8' 11" (2.57m x 2.72m)

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

FITTED KITCHEN

7' 2" x 8' 3" (2.18m x 2.51m)

Offering a matching range of base units and drawers, built-in 'Neff' oven with additional storage above and beneath, roll top working surfaces with four ring 'Ignis' gas hob and tiled splashback, stainless steel sink and drainer unit with hot and cold taps over, matching range of wall units offering further storage space, UPVC double glazed window overlooking the rear garden, ceiling light point, wall socket, quarry tiled flooring, obscure UPVC double glazed door into:

UTILITY ROOM

5' 1" x 8' 11" (1.55m x 2.72m)

This additional room, which is used as a laundry/utility room, has UPVC double glazed door and window to the rear, matching wall units, recess and plumbing for washing machine, recess and point for tumble dryer, ceiling light point, integral door into the garage.

FIRST FLOOR LANDING

With an obscure UPVC double glazed window to the side, ceiling light point, loft hatch access, door into:

BEDROOM ONE

10' 10" x 8' 10" (3.3m x 2.69m)

Benefiting from a spacious range of built-in wardrobes which enclose hanging rails and shelving units and triple ceiling to floor sliding doors, ceiling light point with fan fitment attached, UPVC double glazed window overlooking the rear garden, radiator, wall socket.

BEDROOM TWO

11' 0" x 9' 10" (3.35m x 3m)

Again being a double bedroom and having two UPVC double glazed windows overlooking the front aspect, ceiling light point with fan fitment attached, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit.

BEDROOM THREE

6' 10" x 7' 10" (2.08m x 2.39m)

Positioned to the front of the property, the third bedroom has a UPVC double glazed window overlooking the front aspect, radiator, wall socket, ceiling light point.



FITTED SHOWER ROOM

6' 11" x 7' 6" (2.11m x 2.29m)

With a matching suite comprises of a pedestal hand wash basin with hot and cold taps over and tiled splashback, WC, walk-in shower unit with shower fitment enclosed, tiled surround, glass side screen and sliding glass door, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, door into the airing cupboard enclosing the wall mounted combination boiler and towel shelving unit, ceiling light point, extractor fan, modern wood grain effect flooring.



OUTSIDE

GARAGE

14' 4" x 7' 3" (4.37m x 2.21m)

Having an up and over garage door accessed from the block paved driveway, the garage has a ceiling light point and offers off road parking facilities, additional storage space, wall socket, integral door into the utility room.

REAR GARDEN

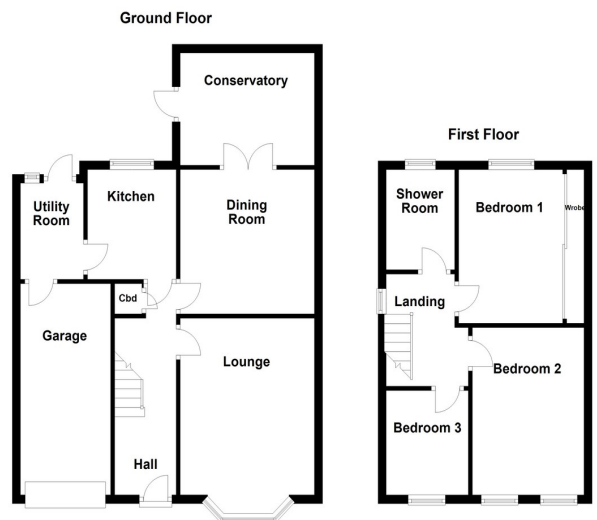
Being a south facing garden and beginning with the slabbed paved patio area offering outdoor seating and entertainment space, continuing slabbed paved steps leading to the tiered lawn with shaped borders surround which incorporate evergreens and shrubbery, the slabbed path then leads to the rear section of the garden which is predominantly made of a vegetable patch and a free standing timber shed perfect for outdoor storage facilities, 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 the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 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