



Torc Avenue

Amington, Tamworth, Staffordshire, B77 3ER

£290,000

Property Features

- Spacious Extended Detached Family Home
- Entrance Porch
- Lounge
- Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom, Separate WC
- Garage, Driveway
- Generous Sized Rear Garden
- No Upward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious extended detached family home occupying a generous sized plot within this highly popular residential location. The property has the benefit of good sized canal frontage with potential for mooring, with accommodation briefly comprising: entrance porch, lounge, dining room, kitchen, three double bedrooms, family bathroom, separate WC, garage, driveway, generous sized rear garden. The property does require some updating but offers enormous potential. No upward chain. Viewing strongly recommended.

This detached family home occupies an enviable position within this popular cul-de-sac, with the added benefit of the rear garden with full width canal frontage. There is further potential to extend subject to the necessary permissions, which could create a stunning family home. The property itself is set behind a tarmac and block paved driveway which provides off road parking facilities, along with access to the garage, side garden gate and front entrance with external courtesy lighting.

ENTRANCE PORCH

Having double glazed sliding entrance doors, wall light point, built-in cupboard, double doors leading to:

LOUNGE

22' 5" x 11' 10" (6.84m x 3.62m)

This spacious room has double glazed sliding patio doors leading out onto the rear garden, a feature fireplace with gas fire, two ceiling light points with ceiling roses, door with staircase leading off to the first floor landing, radiator, door to:



DINING ROOM

10' 7" x 7' 6" (3.25m x 2.30m)

The dining room has a ceiling light point with ceiling rose, radiator, open access to:



KITCHEN

11' 1" x 7' 5" (3.39m x 2.28m)

Having a range of matching base units and drawers with roll top working surfaces over and tiling surrounds, inset single drainer stainless steel sink unit located below a double glazed window which overlooks the rear garden, space and point for gas cooker with extractor hood over, recess and plumbing for automatic washing machine, further appliance space, additional range of matching wall mounted cupboards, ceiling light point, double glazed door leading out onto the rear garden.

FIRST FLOOR LANDING

Having access to loft, ceiling light point, doors to:

BEDROOM ONE

12' 11" x 9' 5" (3.94m (into wardrobe) x 2.89m)

This spacious double bedroom has fitted wardrobes, double glazed window overlooking the rear garden and canal, ceiling light point, radiator.



BEDROOM TWO

9' 4" x 8' 10" (2.87m x 2.70m)

Bedroom two has a fitted double wardrobe, double glazed window to the front, built-in cupboard, ceiling light point, radiator.

BEDROOM THREE

11' 9" x 7' 7" (3.60m x 2.33m)

Having a built-in double wardrobe, double glazed window to the front, ceiling light point, radiator.



BATHROOM

7' 5" x 6' 5" (2.27m x 1.98m)

Comprising of a white suite of panelled bath with 'Triton' shower fitment and side shower screen, pedestal wash hand basin, PVCU panelled wall, obscure double glazed window, ceiling light point, radiator, built-in cupboard housing the 'Ideal' combination central heating boiler.



SEPARATE WC

3' 10" x 2' 3" (1.17m x 0.71m)

With a white close coupled WC, PVCU wall panelling, obscure glazed window to the side, ceiling light point.

OUTSIDE

GARAGE

14' 6" x 7' 7" (4.44m x 2.33m)

Having a metal up and over entrance door, ceiling light point, window to side, power points.

REAR GARDEN

This superb rear garden has paved pathways from both side elevations, a good sized paved patio across the rear and side elevation to include hard standing housing a timber built garden shed, with the garden itself having a neat lawn with mature shaped borders containing a variety of evergreen shrubbery, and has full width canal frontage.

ANTI MONEY LAUNDERING

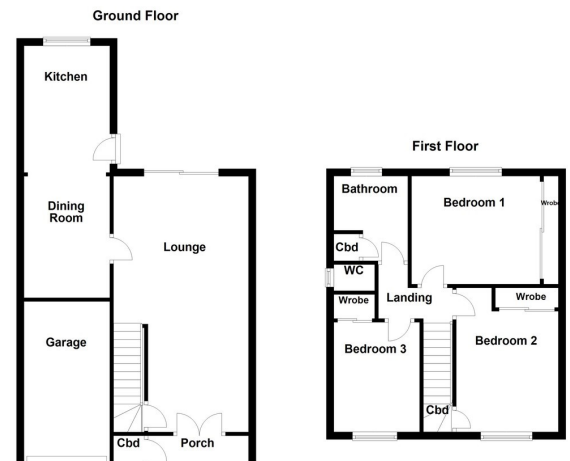
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		92 A
81-91	B	87 B	
69-80	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