



Tame Bank

Kingsbury, Tamworth, Staffordshire, B78 2HS

Offers In Region Of £225,000

Property Features

- Extended and Fully Refurbished Semi Detached Bungalow
- Open Entrance Hall
- Open Kitchen/Family Area
- Lounge
- Two Bedrooms
- Family Shower Room
- Gated Driveway
- Landscaped Rear Garden
- UPVC Double Glazing
- Gas Fired Central Heating

Full Description

Taylor Cole Estate Agents are thrilled to bring you this unique opportunity to acquire this extended and fully refurbished semi detached bungalow. The property has been transformed and finished to the highest of standards and benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: open entrance hall, open kitchen/family area, lounge, two bedrooms, family shower room, gated driveway, landscaped rear garden. This superb semi detached property is available to view as of now and viewings are strictly by prior appointment.

This outstanding two bedroom semi detached bungalow offers an excellent opportunity to any prospective purchasers looking to acquire a 'turnkey' property upon an established development, with the property fore is finished with a double opening gate leading to a secure driveway with block paved side aspect leading to the modern front entrance door and opening to the rear garden, with brick built shed and timber fencing to boundaries.

OPEN ENTRANCE HALL

Stepping in through the modern and secure front entrance door, there is a ceiling downlighter, porcelain tiled floor, access to:

OPEN KITCHEN/FAMILY AREA

21' 2" x 9' 0" (6.45m x 2.74m)

The modern and versatile space begins with the newly fitted kitchen offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, recess and plumbing for slimline dishwasher, housing for the 'Baxi' combination boiler, marble effect square edge working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, four ring



hob, tiled splashback and extractor hood above, matching wall units offering further storage space, tiled surround, ceiling downlighters, UPVC double glazed window to the side, porcelain tiled flooring to the family area offering floor space for additional seating or dining space, with the area offering ceiling downlighters, radiator, wall socket, open arch into:

LOUNGE

15' 3" x 8' 11" (4.65m x 2.72m)

The extended lounge boasts a feature vaulted ceiling with modern drop down light fitting and ceiling downlighters, triple double glazed bi-folding doors opening out to the rear patio, wall socket, wall mounted TV connection point, radiator, porcelain tiled flooring.

BEDROOM ONE

11' 9" x 9' 2" (3.58m x 2.79m)

This double bedroom has a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket, loft hatch access, newly laid carpeted flooring.

BEDROOM TWO

11' 9" x 6' 3" (3.58m x 1.91m)

Perfect for a single bedroom, bedroom two could be utilised as a home office or craft room, with the room itself having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

SHOWER ROOM

5' 1" x 8' 1" (1.55m x 2.46m)

The luxury shower room has a three piece suit comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over, toiletry drawers beneath and marble splashback, walk-in shower with shower fitment above and detachable hose, ceiling to floor marble tiled surround and glass side screen, obscure UPVC double glazed window to the front aspect, feature marble tiled flooring, wall mounted heated towel rail.

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		
81-91	B		90 B
69-80	C	74 C	
55-68	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