



Ludgate

Tamworth, Staffordshire, B79 7EQ

£279,950

Property Features

- Spacious and Well Presented Link Detached Residence
- Entrance Hall
- Lounge
- Open Plan Dining and Sitting Area
- Fitted Kitchen
- Utility Room
- Downstairs Shower Room
- Three Bedrooms, Family Bathroom
- Attractive Rear and Fore Gardens, Driveway
- No Onward Chain

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious and very well presented link detached residence situated in the heart of Tamworth town centre and offered with no onward chain. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, open plan dining and sitting area, fitted kitchen, utility room, downstairs shower room, three bedrooms, family bathroom, attractive rear and fore gardens, driveway. Early internal viewing is highly advised.

This superb three bedroom detached family home resides in an enviable position and is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a well maintained fore garden with a plethora of evergreens and shrubbery, along with a pruned conifer hedgerow screening the fore, double opening wrought iron gates open to the block paved driveway, which in turn provides ample off road parking facilities along with access to the front entrance door.

ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having matching obscure double glazed side screen, ceiling downlighters, wall socket, radiator, door into the cloak cupboard enclosing shelving unit and cloak hooks, door into the understairs storage cupboard providing further storage space, wood grain effect flooring, door into:

LOUNGE

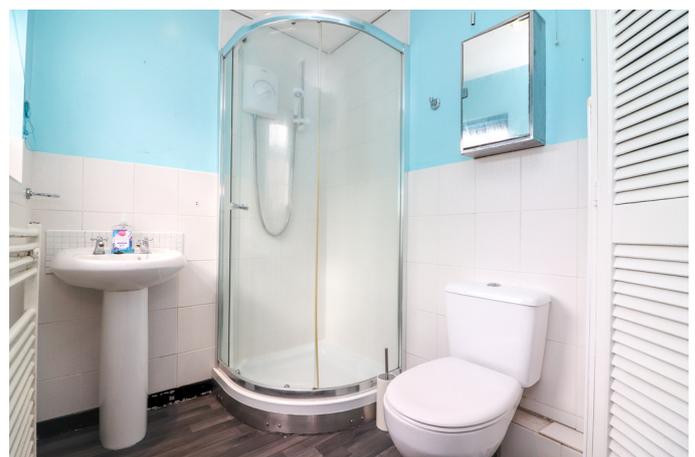
16' 0" x 12' 3" (4.88m x 3.73m)

Positioned to the front of the property, the lounge can be accessed via the hallway or the dining area, with the room itself having a UPVC double glazed bow window overlooking the front aspect with matching UPVC double glazed window adjacent, ceiling light point, wall sockets, TV connection point, radiator, ample floor space for free standing lounge furniture, feature fire display with decorative surround, marble backdrop and matching marble hearth.

OPEN DINING AREA

16' 0" x 9' 3" (4.88m x 2.82m)

This superb open aspect room provides versatile floor space for free standing dining room table, and has two ceiling light points, wall sockets, two radiators, telephone connection point (subject to regulations), UPVC double glazed window to the side aspect, staircase off to the first floor landing, quality wood grain effect flooring, open arch into:



SITTING ROOM

9' 7" x 10' 11" (2.92m x 3.33m)

Perfect for use as an additional sitting/social area or playroom, this extended room has a ceiling light point, radiator, wall socket, fire display, UPVC double glazed French doors opening out to the rear decking area, quality wood grain effect flooring.

FITTED KITCHEN

10' 10" x 10' 5" (3.3m x 3.18m)

Offering a matching range of base units and drawers, recess and point for fridge, recess and point for freezer, recess and gas point for free standing 'range' style cooker with stainless steel splashback and extractor hood over, roll top working surfaces with inset one and a half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled upstands with tiled surround above, wall sockets, matching range of wall units offering further storage space, UPVC double glazed window to the rear, ceiling roof light, ceiling downlighters, wall mounted heated towel rail, wood grain effect flooring, door into:

UTILITY ROOM

9' 7" x 6' 9" (2.92m x 2.06m)

With two roll top laundry working surfaces, recess and plumbing for washing machine, further recess space for under-counter white goods or free standing storage, display of wall units, ceiling downlighters, wall sockets, radiator, wood grain effect flooring, door into the hallway, door into the rear lobby.

DOWNSTAIRS SHOWER ROOM

7' 11" x 5' 2" (2.41m x 1.57m)

This matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over, corner shower unit with ceiling to floor tiled surround, glass side screen and sliding glass door, obscure UPVC double glazed window to the side, ceiling downlighters, built-in toiletry cupboard, wall mounted heated towel rail, extractor fan, wood grain effect flooring.

FIRST FLOOR LANDING

The attractive landing area offers an abundance of natural light source through its obscure UPVC double glazed window to the side, loft hatch access, ceiling light point, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler, door into:

BEDROOM ONE

9' 1" x 12' 5" (2.77m x 3.78m)

The master bedroom provides ample floor space for free standing double bed and free standing bedroom furniture, and has built-in wardrobe enclosing hanging rail and shelving unit with ceiling to floor mirror fronted sliding doors, UPVC double glazed window to the front aspect, ceiling downlighters, wall sockets, radiator, wood grain effect flooring.

BEDROOM TWO

9' 1" x 9' 1" (2.77m x 2.77m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear, wood grain effect flooring, built-in drawers and wardrobe enclosing hanging rail and shelving unit.

BEDROOM THREE

9' 7" x 6' 8" (2.92m x 2.03m)

The well proportioned third bedroom has fitted wardrobes offering hanging rail and shelving unit, UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket, wood grain effect flooring.



FAMILY BATHROOM

6' 1" x 6' 7" (1.85m x 2.01m)

This matching three piece suite comprises of a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, P-shaped bath with hot and cold mixer tap and shower fitment above, ceiling to floor tiled surround, curved glass side screen, obscure UPVC double glazed window to the rear, ceiling downlighters, wall mounted heated towel rail, quality tile effect water resistant flooring.

OUTSIDE

REAR GARDEN

Stepping out onto the decking area which in turn provides outdoor seating and entertainment space, with a continuing path leading to the side entrance gate, steps lead down to the slabbed paved patio area with raised feature borders incorporating evergreen shrubbery and rockery feature, door returning to the rear lobby providing secondary internal access, with an arch through to the private second section of the garden where there are two free standing timber sheds and further outdoor space, timber fencing to all boundaries.

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		81 B
69-80	C		
55-68	D	63 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