



Albert Road

Tamworth, Staffordshire, B79 7JS

£339,950

Property Features

- Charming Traditional End of Terraced Residence
- Through Entrance Hallway
- Sitting Room
- Lounge
- Fitted Kitchen
- Guest Cloakroom/Laundry Room
- Three Bedrooms
- Family Bathroom
- Rear Garden
- Internal Viewing Highly Recommended

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this charming traditional end of terraced residence. The property benefits from UPVC double glazing (where specified) and gas fired central heating, along with pre-existing planning permission to extend to the rear (subject to necessary regulations), with accommodation briefly comprising: through entrance hallway, sitting room, lounge, fitted kitchen, guest cloakroom/laundry room, three bedrooms, family bathroom, rear garden. Internal viewing is highly recommended.

This stunning town centre home resides in an end of terraced position, with the property itself positioned behind a low maintenance crazy paved fore garden, decorative wrought iron railings and brick built pillars, a continuing slabbed paved path leads to the side entrance gate and the traditional front entrance door.

THROUGH ENTRANCE HALLWAY

Accessed via the secure traditional front entrance door and having an obscure glazed window above, the hallway has decorative tiled flooring, staircase off to the first floor landing with runner stairs carpet, ceiling light point, door into the understairs storage cupboard enclosing superb storage facilities, wall socket, wall mounted column radiator, door into:

SITTING ROOM

12' 11" x 11' 11" (3.94m x 3.63m)

With an open fire recess set within the chimney with mantle display surround and granite hearth, UPVC double glazed sash window to the front aspect, wall mounted column radiator, ceiling light point, wall socket, telephone connection point (subject to regulations), quality wood grain effect flooring.

LOUNGE

12' 10" x 11' 11" (3.91m x 3.63m)

Positioned to the rear of the property and having an outlook through the conservatory into the rear garden through the glazed sash window, the lounge has a ceiling light point, wall mounted modern column radiator, wall sockets, wall mounted TV connection



point, recessed display into chimney breast with quarry tiled hearth, modern wood grain effect flooring.

FITTED KITCHEN

18' 5" x 7' 7" (5.61m x 2.31m)

This recently refitted kitchen has a matching range of shaker base units and drawers, recess and plumbing for slimline dishwasher, open banded drawers, complementary display shelving units, recess and point for free standing cooker with tiled splashback and extractor hood over, recess and point for free standing fridge/freezer, marble effect roll top working surfaces with complementary tiled surround and continuing matching breakfast bar with chair recess beneath, matching range of wall units offering further storage space, ceiling downlighters, traditional glazed window to the side aspect, newly installed UPVC double glazed French doors to the rear, wall mounted column radiator, wall sockets, quality wood grain effect flooring, glazed door into:

CONSERVATORY

7' 6" x 9' 2" (2.29m x 2.79m)

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

GUEST CLOAKROOM/LAUNDRY ROOM

Having a fitted close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, recess and plumbing for washing machine, point for tumble dryer, obscure UPVC double glazed window to the side, ceiling light point, wood grain effect flooring.

FIRST FLOOR LANDING

With a UPVC double glazed window to the side offering natural light source, ceiling light point, wall socket, loft hatch access, doors to:

BEDROOM ONE

12' 11" x 11' 11" (3.94m x 3.63m)

The spacious master bedroom offers ample floor space for free standing bedroom furniture, twin recess for free standing wardrobes, newly fitted UPVC double glazed sash window to the front, wall socket, radiator, wood grain effect flooring.

BEDROOM TWO

12' 11" x 11' 1" (3.94m x 3.38m)

Again being a double bedroom and having a newly fitted UPVC double glazed sash window to the rear, ceiling light point, wall mounted column radiator, wall socket, wood grain effect flooring.

BEDROOM THREE

6' 10" x 9' 8" (2.08m x 2.95m)

With fitted cupboard enclosing shelving unit over the stairs, the third bedroom has a UPVC double glazed sash window to the front, ceiling light point, wall socket, wood grain effect flooring.



FAMILY BATHROOM

7' 8" x 9' 6" (2.34m x 2.9m)

This modern suite comprises of a close coupled WC set within vanity unit with hand wash basin and hot and cold mixer tap over, toiletry storage beneath, shaped bath with hot and cold mixer tap above, walk-in shower unit with waterfall shower head and detachable hose, ceiling to floor tiled surround and glass side screen, obscure UPVC double glazed sash window to the rear, radiator, tiled flooring.

OUTSIDE

REAR GARDEN

Stepping out onto the L-shaped crazy paving patio area which provides superb outdoor seating and entertainment space, continuing to the side aspect through the wrought iron gate leading you to the front of the property, a raised brick built wall with feature decorative concrete blocks positioned above separates the newly laid lawn with borders to each side and further patio thereafter, which in turn provides further outdoor seating space and access to the free standing timber shed, which is positioned to the rear of the garden.

ANTI MONEY LAUNDERING

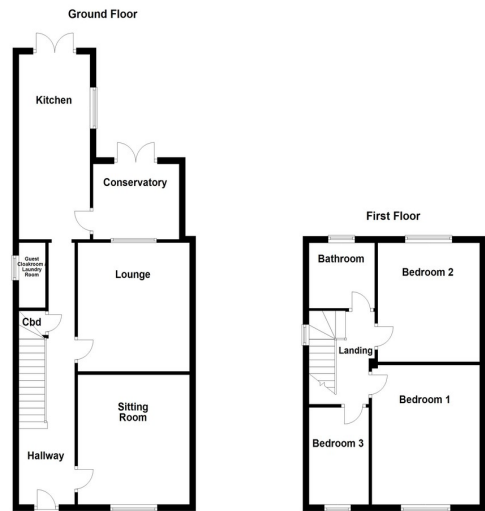
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C		
55-68	D		
39-54	E	51 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