



Sorrel

Amington, Tamworth, Staffordshire, B77 4HD

£160,000



# Property Features

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- End of Terraced Residence in Popular Location
- Reception Hallway
- Living Room
- Dining Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- Double Glazing and Gas Fired Central Heating
- Requires Some Updating
- Ideal First Time Buyer or Investment Purchase

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this end of terraced residence situated within this popular residential location, with benefits to include both UPVC double glazing and gas fired central heating, and accommodation briefly comprising: reception hallway, living room, dining kitchen, three bedrooms, bathroom, rear garden. The property does require some updating but offers potential. Being an ideal first time buyer or investment purchase.

This spacious end of terraced residence is set behind a block courtesy fore garden with the front entrance having external courtesy light and a UPVC double glazed front door.

### RECEPTION HALLWAY

With a staircase off to the first floor landing, ceiling light point, built-in cupboard, radiator, doors to:

### LIVING ROOM

17' 8" x 12' 0" (5.40m x 3.68m (max))

Having double glazed sliding patio doors to the rear garden, double glazed windows to front and side, two ceiling light points, coving to ceiling, radiator.



## DINING KITCHEN

17' 7" x 7' 10" (5.38m x 2.40m)

Fitted with a range of base units and drawers with roll top working surfaces over and tiling surrounds, inset single drainer sink unit with hot and cold mixer tap which is located below a double glazed window overlooking the rear garden, space and point for gas cooker, recess and plumbing for automatic washing machine, full height larder style cupboard which also houses the 'Ideal' central heating boiler, additional range of matching wall cupboards, two ceiling light points, tiled floor, radiator, double glazed window to the front, built-in understairs storage cupboard, UPVC double glazed door leading out to the rear garden.



## FIRST FLOOR LANDING

With built-in cupboard, ceiling light point, doors to:

## BEDROOM ONE

11' 8" x 12' 1" (3.58m x 3.69m)

Bedroom one has a double glazed window to the front, ceiling light point, radiator.



## BEDROOM TWO

11' 9" x 7' 10" (3.59m x 2.40m)

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



## BEDROOM THREE

9' 1" x 7' 6" (2.77m x 2.31m)

With a double glazed window to rear, ceiling light point, radiator.

## BATHROOM

Comprising of a white suite of panelled bath and pedestal wash hand basin, full height wall tiling, ceiling light point, chrome coloured heated towel rail, obscure UPVC double glazed window to the rear.



SEPARATE WC

Fitted with a UPVC double glazed window to the rear, ceiling light point, white close coupled WC.

OUTSIDE

REAR GARDEN

This tiered rear garden is mainly paved along with artificial lawn, and shaped stone chipped borders, timber fencing to boundaries.

ANTI MONEY LAUNDERING

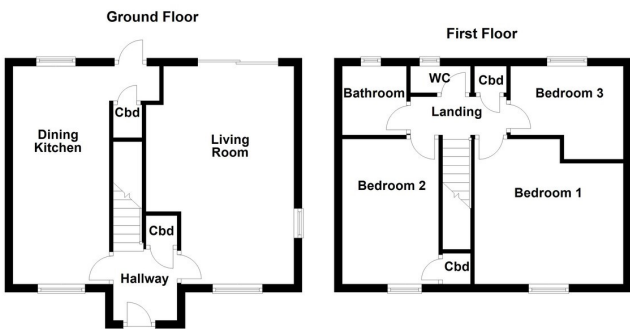
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		