



Church Lane

Tamworth, Staffordshire, B79 7AU

£240,000

# Property Features

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- Spacious Three Storey End Terraced Residence
- Bathroom
- Lounge
- Courtesy Fore Garden
- Dining Room
- Low Maintenance Rear Garden
- Fitted Kitchen
- Town Centre Location
- Three Double Bedrooms
- Immediate Possession is Available

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this spacious three storey end terraced residence occupying a prime town centre location and having benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: lounge, dining room, fitted kitchen, three double bedrooms, bathroom, courtesy fore garden, low maintenance rear garden. Internal viewing is strongly recommended and immediate possession is available.

This three storey family home occupies an excellent town centre location with shops, restaurants and public transport in close proximity, with the property being set behind a paved courtesy fore garden with brick built wall to boundary and wrought iron entrance gate leading to the front entrance, with an obscure UPVC double glazed front door.

### LOUNGE

10' 11" x 12' 0" (3.33m x 3.67m)

The focal point of the room is the feature cast fireplace with tiled raised hearth, and having a UPVC double glazed window to the front, ceiling light point, coving to ceiling, picture rail, radiator, sliding door leading through to:

### DINING ROOM

11' 5" x 12' 0" (3.48m x 3.67m)

With a staircase leading off to the first floor landing, built-in understairs storage cupboard, ceiling light point, radiator, UPVC double glazed window overlooking the rear garden, sliding door leading to:



## KITCHEN

14' 9" x 5' 6" (4.50m x 1.68m)

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 with hot and cold mixer tap, space and point for electric oven, recess and plumbing for automatic washing machine, further space and point for additional electrical appliance, range of matching wall mounted cupboards, two UPVC double glazed windows to the side, ceiling strip light point, radiator, obscure UPVC double glazed door leading out onto the garden patio.



## FIRST FLOOR LANDING

With ceiling light point, radiator, staircase off to the second floor landing, doors to:

### BEDROOM ONE

12' 0" x 10' 11" (3.68m x 3.35m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator.



### BATHROOM

12' 0" x 8' 2" (3.67m x 2.49m)

Comprising of a white suite of panelled bath with tiling surrounds, close coupled WC, 'his' and 'hers' wash hand basins set in vanity unit with tiled splashback and mirror over, ceiling light point, radiator, built-in airing cupboard housing the 'Vaillant' central heating boiler, obscure UPVC double glazed window to the rear.



## SECOND FLOOR LANDING

Having a ceiling light point, doors to:

### BEDROOM TWO

12' 0" x 10' 11" (3.67m x 3.35m)

Having a UPVC double glazed window to the front, ceiling light point, radiator.



### BEDROOM THREE

12' 0" x 11' 5" (3.67m x 3.49m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, ceiling light point, access to loft, radiator.

## OUTSIDE

### REAR GARDEN

Having a side entrance gate and with the garden being mainly paved and block paved with stone chipped borders containing evergreen shrubbery, and the garden is bound by both brick built walls and timber fencing.

### 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		85   B
69-80	C		
55-68	D	62   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