



Chesterton Way

Tamworth, Staffordshire, B79 8DP

Offers Over £155,000



# Property Features

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- Deceivingly Spacious End of Terraced Property
- Entrance Hall
- Lounge
- Fitted Kitchen
- Verandah
- Boiler Room
- Three Bedrooms
- Shower Room, Separate WC
- Rear and Fore Gardens
- No Chain

## Full Description

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Taylor Cole Estate Agents are pleased to introduce this deceivingly spacious end of terraced property which is situated on this popular north side of Tamworth. The property presents an excellent opportunity for any prospective purchasers wishing to carry out cosmetic improvements, with the property already benefitting from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, fitted kitchen, verandah, boiler room, three bedrooms, shower room, separate WC, rear and fore gardens. No chain.

This three bedroom end of terraced residence is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a lawned fore garden with mature tree, path leading to the secure UPVC double glazed entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a matching side screen window, ceiling light point, radiator, wall socket, staircase off to first floor landing, obscure glass panelled door into:

### LOUNGE

15' 0" x 17' 3" (4.57m x 5.26m)

The spacious L-shaped lounge provides superb floor space for free standing lounge furniture and has dual aspect UPVC double glazed windows to both the rear and front, two ceiling light points, wall sockets, TV connection point, door into the understairs storage cupboard offering additional storage space, fire display with stone effect backdrop and stone hearth, door into:





## KITCHEN

9' 1" x 9' 11" (2.77m x 3.02m)

With base units and drawers, recess and plumbing for washing machine, recess and gas point for free standing cooker, recess and point for free standing fridge/freezer with built-in large style cupboard adjacent, working surfaces, inset stainless steel sink and double drainer unit with hot and cold taps over, matching wall units offering further storage space, ceiling light point, radiator, wall sockets, UPVC double glazed window to the rear, tile effect flooring, door to:



## VERANDAH

Having a perspex roof, door to the rear garden, door to the front aspect, door into:

## BOILER ROOM

5' 2" x 6' 7" (1.57m x 2.01m)

With fitted cupboards, shelving units, ceiling light point, wall socket, floor space for storage, wall mounted 'Baxi' combination boiler.



## FIRST FLOOR LANDING

Having loft hatch access, wall socket, UPVC double glazed window to the front aspect, doors to:

## BEDROOM ONE

12' 1" x 11' 9" (3.68m x 3.58m)

Offering ample floor space for free standing double bed, recess for free standing bedroom furniture, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear, door into the wardrobe enclosing shelving unit and additional wall socket.



## BEDROOM TWO

10' 8" x 8' 11" (3.25m x 2.72m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall socket, fitted wardrobe.



## BEDROOM THREE

9' 0" x 7' 8" (2.74m x 2.34m)

The well proportioned third bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect, door to overstairs storage cupboard.

## SHOWER ROOM

5' 9" x 6' 3" (1.75m x 1.91m)

Enclosing the pedestal hand wash basin with hot and cold taps over, walk-in shower unit with 'Triton' shower fitment, ceiling to floor tiled surround, glass side screen and sliding glass doors, obscure UPVC double glazed window to the front aspect, ceiling light point, radiator.



## WC

4' 2" x 2' 11" (1.27m x 0.89m)

Having a ceiling light point, obscure UPVC double glazed window to the front, fitted WC.

## OUTSIDE

### REAR GARDEN

With a slabbed paved and concrete patio area, two separate lawned areas with continued slabbed paved path through the centre leading to the two raised flowerbeds beyond, mature trees and evergreens, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

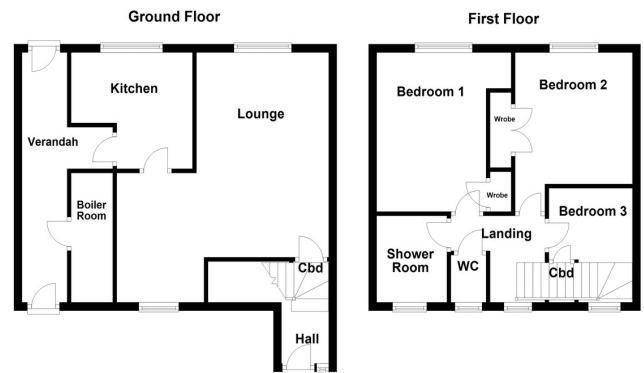
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		82   B
69-80	C		
55-68	D	67   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