



Beechwood Crescent

Amington, Tamworth, Staffordshire, B77 3JH

£260,000

Property Features

- Well Presented and Extended Semi-Detached Residence
- Reception Hallway
- Lounge
- Dining Room
- Extended Fitted Breakfast Kitchen
- Superb Conservatory
- Refitted Shower Room
- Three Bedrooms, En-suite WC
- Rear Garage/Workshop, Driveway
- Well Maintained Gardens to Front and Rear

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this well presented and extended semi-detached residence situated within this highly popular residential location. The property occupies an excellent corner plot position and has benefits to include UPVC double glazing, gas fired central heating and a superb conservatory, with accommodation briefly comprising reception hallway, lounge, dining room, extended fitted breakfast kitchen, refitted shower room, three bedrooms, en-suite WC, rear garage/workshop, driveway, well maintained gardens to both front and rear. Internal viewing is strongly recommended.

This spacious semi-detached family home occupies an enviable corner plot position with the property itself being set behind neat lawned fore and side gardens with shaped borders containing a variety of flowering plants, shrubs and evergreens, brick built wall to boundary and pathways leading to the side garden gate and front entrance with external courtesy lighting and a UPVC double glazed front door.

RECEPTION HALLWAY

The hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, tiled floor, doors to:

LOUNGE

15' 11" x 12' 11" (4.86m x 3.94m)

This spacious room has a feature fireplace with inset 'living flame' gas fire, UPVC double glazed bow window to the front, further UUPVC double glazed window to the side, ceiling light point, two radiators, oak flooring.

DINING ROOM

9' 1" x 9' 10" (2.79m x 3.02m)

Having a ceiling light point, two wall light points, coving to ceiling, built-in understairs storage, radiator, tiled floor, open access to:



EXTENDED BREAKFAST KITCHEN

11' 8" x 15' 5" (3.58m x 4.70m)

This extended kitchen is fitted with an excellent range of matching base units and drawers with roll top working surfaces over and complementary tiling surrounds, inset 'Franke' single drainer stainless steel sink unit with hot and cold mixer tap set below a UPVC double glazed window to the rear, built-in stainless steel 'Neff' oven with matching hob and extractor hood over, recess and plumbing for automatic dishwasher, recess and plumbing for automatic washing machine, space and point for additional electrical appliance, further range of matching wall mounted cupboards along with full height larder style cupboards, coving to ceiling, ceiling strip light point, tiled floor, radiator, UPVC double glazed door leading to:



CONSERVATORY

12' 7" x 8' 10" (3.85m x 2.70m)

Being of brick and UPVC double glazed construction with a solid roof, radiator, wall light point, laminate flooring, UPVC double glazed French doors leading out to the rear garden.



SHOWER ROOM

9' 3" x 5' 4" (2.82m x 1.63m)

The family shower room has been beautifully refitted with a wet room style walk-in shower cubicle with 'Triton' shower fitment, close coupled WC and designer wash hand basin set in vanity unit, with the suite complemented by both floor and full height wall tiling, ceiling downlighters, heated towel rail, extractor fan, obscure UPVC double glazed window to the side.

FIRST FLOOR LANDING

With access to loft, ceiling light point, radiator, laminate flooring, doors to:

BEDROOM ONE

9' 4" x 11' 3" (2.86m x 3.45m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator, laminate flooring, built-in storage cupboard, sliding doors to:



EN-SUITE WC

With a white suite of close coupled WC and corner wash hand basin, wall light point, laminate flooring.

BEDROOM TWO

14' 6" x 7' 10" (4.44m x 2.39m)

Bedroom two has a dual aspect with UPVC double glazed window to rear and side, ceiling light point, radiator, laminate flooring.



BEDROOM THREE

8' 7" x 7' 9" (2.63m x 2.37m)

Having a UPVC double glazed window to the rear, ceiling light point, radiator, laminate flooring.

OUTSIDE

GARAGE/WORKSHOP

16' 2" x 7' 7" (4.93m x 2.33m)

Located at the rear of the property, the garage is approached via a tarmacadam driveway with electric remote control entrance door providing secure off road parking, the garage/workshop has double glazed entrance door and window, ceiling strip light point, ample power points. Please note the garage door has been brick up to create a workshop but could easily be altered back.

REAR GARDEN

This immaculate low maintenance garden has a pathway from the side entrance gate with a hard standing housing a large timber built garden shed, with the garden itself having an artificial lawn with shaped border containing a variety of plants and shrubs, with the remainder of the garden being paved with slate chipped borders.

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	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