



Orchard Street
Tamworth, Staffordshire, B79 7RF

Offers in the Region of £259,000

Property Features

- Spacious Traditional End Terraced Residence
- Reception/Through Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room
- Guest Cloakroom
- Three Double Bedrooms
- Large Family Bathroom
- Well Maintained Rear Garden, Off Road Parking

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious traditional end terraced residence located within the Town Centre and enjoying a direct view of St Edithas spire. The property is set over three floors, with accommodation briefly comprising: reception/through hallway, lounge, dining room, fitted kitchen, utility room, guest cloakroom, three double bedrooms, large family bathroom, courtesy fore garden, well maintained rear garden, off road parking. Viewing is strongly recommended.

This spacious family home occupies a superb Town Centre position with direct views of St Edithas spire and close to all amenities. The property itself is set behind a low maintenance courtesy fore garden with brick built wall to boundary, a gate and pathway leads to the front entrance with canopy storm porch and front door leading through to:

RECEPTION HALLWAY

Providing an excellent first impression and having a staircase leading off to the first floor landing, cornice to ceiling, radiator, laminate flooring, doors to:

LOUNGE

12' 10" x 10' 10" (3.93m x 3.31m)

The focal point of this room is the original fireplace with open fire, sash window to the front, ceiling light point, ceiling cornice, radiator, laminate flooring.

DINING ROOM

10' 8" x 14' 6" (3.26m x 4.44m)

The full width dining room has a UPVC double glazed window to the rear, feature brick chimney breast with recess housing the log burner, ceiling light point, coving to ceiling, built-in understairs storage cupboard, radiator, open access leading to:



KITCHEN

11' 4" x 6' 8" (3.47m x 2.05m)

Fitted with a range of hand made base units and drawers with solid oak working surfaces over, under-counter 'Butlers' sink and hot and cold mixer tap, space and point for 'range' style cooker, recess and plumbing for automatic dishwasher, recess and point for additional electrical appliance, further range of matching wall mounted cupboards, ceiling light point, UPVC double glazed window to the side, door to:



UTILITY ROOM

11' 6" x 5' 11" (3.53m x 1.82m)

Having a built-in cupboard housing the 'Worcester' combination central heating boiler, two ceiling light points, space and plumbing for automatic washing machine, space and point for fridge/freezer, radiator, UPVC double glazed door leading out to the rear garden, built-in storage cupboard, door to:



GUEST CLOAKROOM

With full height wall tiling, WC and ceiling light point.

FIRST FLOOR LANDING

The recently decorated landing has two ceiling light points, radiator, obscure glazed picture window to the side, staircase leading off to the second floor, doors to:

BEDROOM TWO

14' 6" x 10' 11" (4.44m x 3.34m)

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



FAMILY BATHROOM

14' 7" x 8' 0" (4.45m x 2.46m)

This large family bathroom comprises of a white suite and has floor and wall tiling which complements the suite comprising of walk-in shower cubicle with chrome coloured shower fitment, roll top free standing bath, close coupled WC and wash hand basin set in vanity unit, two ceiling light points, extractor fan, radiator, obscure UPVC double glazed window.



SECOND FLOOR

BEDROOM ONE

14' 7" x 10' 11" (4.45m x 3.35m)

This attractive double bedroom has an original feature fireplace, ceiling light point, UPVC double glazed window to the front, radiator.

BEDROOM THREE

14' 7" x 14' 2" (4.45m x 4.32m (max))

Currently used as a dressing room, and having a ceiling light point with ceiling rose, access to loft, radiator, UPVC double glazed window overlooking the rear garden.

OUTSIDE

REAR GARDEN

The rear garden has been designed to be of low maintenance and is mainly laid to block paving providing ample space for garden furniture, and having a small artificial lawn, and the garden is bound by both brick built walls and timber fencing, with a gate leading to the parking area.

PRIVATE PARKING

To the rear of the property is private parking for two vehicles with access gained from Halford Street.

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		
69-80	C		76 C
55-68	D		
39-54	E	49 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