



Derek Avenue

Dordon, Tamworth, Staffordshire, B78 1SD

£165,000

Property Features

- Three Bedroom Mid Terraced Property
- Entrance Porch
- Reception Hall
- Lounge
- Fitted Kitchen
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Low Maintenance Rear Garden, Driveway
- No Chain

Full Description

Taylor Cole Estate Agents are pleased to bring to the market this three bedroom mid terraced property which offers an excellent opportunity for any prospective buyers looking to create their own home from a blank canvas, or investors. The property, which is in need of cosmetic improvements, has UPVC double glazing and gas fired central heating, and briefly comprises: entrance porch, reception hall, lounge, fitted kitchen, guest cloakroom, three bedrooms, bathroom, low maintenance rear garden, driveway. Viewings are strictly by appointment only. No chain.

This three bedroom mid terraced property offers spacious internal living accommodation along with off road parking facilities and low maintenance rear garden, with the cul-de-sac also offering free communal parking to Derek Avenue residents. In close proximity to the property is local schooling, shopping amenities, commuter links and playing fields.

ENTRANCE PORCH

Accessed via the obscure UPVC front entrance door and having obscure double glazing surround, wood grain effect flooring, door into:

ENTRANCE HALL

With a ceiling light point, radiator, door into the understairs storage cupboard, staircase off to first floor landing, wood grain effect flooring, door into:



LOUNGE

24' 0" x 10' 10" (7.32m x 3.3m)

The dual aspect lounge has a UPVC double glazed bow window to the front aspect, two ceiling light points, two radiators, wall sockets, telephone connection point (subject to regulations), UPVC double glazed sliding patio door opening to the rear patio, open arch into:



FITTED KITCHEN

8' 4" x 9' 9" (2.54m x 2.97m)

Fitted with matching wall and base units, recess and plumbing for washing machine, recess and point for dishwasher, built-in 'Electrolux' oven with four ring gas hob, tiled splashback and extractor hood above, roll top working surfaces, inset one and half bowl sink and drainer unit with hot and cold mixer tap above, UPVC double glazed window to the rear, radiator, tiled flooring, door into the pantry.



GUEST CLOAKROOM

With a wall mounted hand wash basin, close coupled WC, obscure UPVC double glazed window to the side, ceiling light point, wood grain effect flooring.

FIRST FLOOR LANDING

Having loft hatch access, wall socket, door into the airing cupboard enclosing the combination boiler, doors to:

BEDROOM ONE

13' 10" x 8' 9" (4.22m x 2.67m)

The double master bedroom has a ceiling light point, wall socket, radiator, UPVC double glazed window to the fore, archway to the open wardrobe with hanging rail.



BEDROOM TWO

9' 10" x 8' 9" (3m x 2.67m)

Having a UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, double doors to the built-in wardrobe with hanging rail and shelving unit.

BEDROOM THREE

10' 6" x 7' 7" (3.2m x 2.31m)

With wall socket, ceiling light point, radiator, UPVC double glazed window to the fore, door into the overstairs storage cupboard.



BATHROOM

6' 7" x 5' 7" (2.01m x 1.7m)

The matching suite has a fitted bath, pedestal hand wash basin with hot and cold mixer tap, close coupled WC, radiator, ceiling light point, shower fitment over the bath, obscure UPVC double glazed window to the rear, wood grain effect flooring.

OUTSIDE

REAR GARDEN

The low maintenance rear garden is predominantly made up of gravel and slabbed paved patio with continuing path leading to the brick built outhouse and rear entrance gate.

ANTI MONEY LAUNDERING

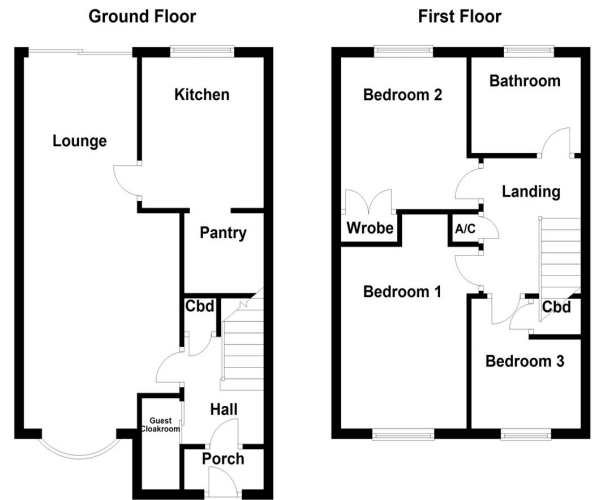
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	72 C	
55-68	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