



Mount Pleasant

Two Gates, Tamworth, Staffordshire, B77 1HL

Offers In Region Of £160,000

Property Features

- Traditional Mid Terraced Property
- Popular Residential Location
- Lounge
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Enclosed Rear Garden
- UPVC Double Glazing
- Gas Fired Central Heating
- Internal Viewing Recommended

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this traditional mid terraced property set within this popular residential location. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: lounge, fitted kitchen, two bedrooms, bathroom, enclosed rear garden. Internal viewing is highly recommended.

This traditional mid terraced property is located in this pleasant popular residential location and is close to commuter links and local schooling, with the property having a composite front entrance door leading through to:

LOUNGE

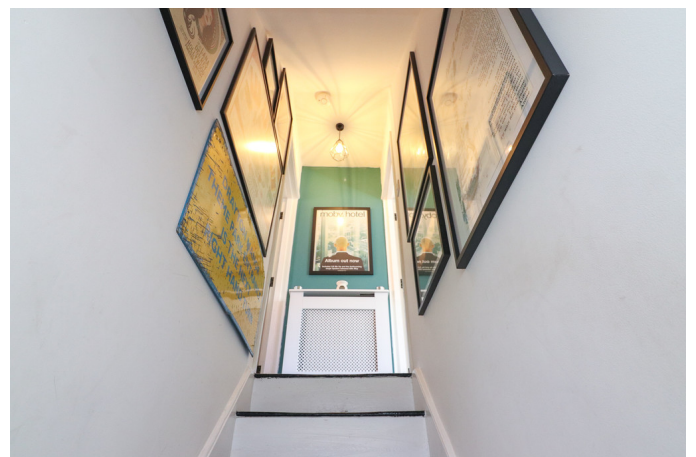
11' 4" x 11' 1" (3.45m x 3.38m)

Positioned to the front of the property and having UPVC double glazed window, ceiling light point, obscure double glazed composite front entrance door, wall sockets, radiator, TV connection point, superb floor space for free standing lounge furniture, wood grain effect flooring, door into:

FITTED KITCHEN

11' 4" x 9' 11" (3.45m x 3.02m)

With a matching range of base units and drawers, recess and point for free standing fridge/freezer, recess and plumbing for washing machine, recess and gas point for free standing cooker, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, matching range of wall units offering further storage space, wall mounted combination boiler, UPVC double glazed window to the rear, ceiling light point, radiator, staircase off to the first floor landing, wood grain effect flooring, door into:



INNER LOBBY

Having a ceiling light point, obscure UPVC double glazed door leading to the side aspect, UPVC double glazed door to the rear garden, water resistant wood grain effect flooring, door into:

FAMILY BATHROOM

7' 9" x 5' 4" (2.36m x 1.63m)

Benefitting from having ceiling to floor tiled surround, this matching four piece suite consists of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, panelled bath with hot and cold taps, walk-in shower with enclosed shower fitment and glass side screen, wall mounted heated towel rail, obscure UPVC double glazed window to the rear, ceiling light point, tiled flooring.

FIRST FLOOR LANDING

With feature two tone painted stairs, ceiling light point, radiator, doors to:

BEDROOM ONE

11' 6" x 11' 11" (3.51m x 3.63m)

The spacious master bedroom provides ample floor space for free standing bedroom furniture, UPVC double glazed window to the front aspect, loft hatch access with drop down ladder, radiator, wall socket, wood grain effect flooring.

BEDROOM TWO

6' 11" x 11' 5" (2.11m x 3.48m)

Again being a double bedroom and currently being utilised as a home office/dressing area, bedroom two has a UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit with twin sliding doors.

OUTSIDE

REAR GARDEN

This attractive sun filled rear garden begins with the decking area which provides outdoor seating and entertainment space with steps down to the lawn which occupies the centre of the garden with sleeper borders to each side enclosing a variety of evergreens and shrubbery, to the rear is a secondary patio with outdoor storage facilities and rear entrance gate, 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

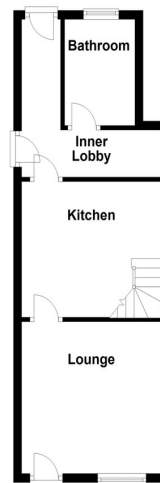
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

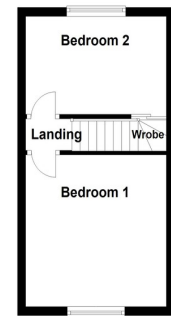
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	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