



Burton Close

Perrycrofts, Tamworth, Staffordshire, B79 8UB

£289,950

Property Features

- Extended and Spacious Link Detached Property
- Refurbished and Updated
- Lounge, Dining Room
- Fitted Kitchen
- Study
- Three Bedrooms
- Refitted Family Bathroom
- Downstairs Shower Room
- Garage, Tarmacadam Driveway
- Mature Rear Garden

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this extended and spacious link detached property located on the highly sought after development of Perrycrofts. The property has been recently refurbished and updated, and benefits from UPVC double glazing, gas fired central heating and new flooring throughout, with accommodation briefly comprising: lounge, dining room, fitted kitchen, study, three bedrooms, refitted family bathroom, downstairs shower room, garage, mature rear garden, tarmacadam driveway. Internal viewing is considered essential.

This attractive link detached home is only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a wide tarmacadam driveway providing ample off road parking facilities which in turn provides access to the double opening garage doors positioned within a recess, along with the UPVC front entrance door which has an extended courtesy light point adjacent.

ENTRANCE PORCH

Accessed via the obscure UPVC double glazed front entrance door and having an obscure double glazed side screen, ceiling light point, telephone connection point (subject to regulations), door into:

SPACIOUS LOUNGE

13' 7" x 14' 8" (4.14m x 4.47m)

Offering ample floor space for free standing lounge furniture, the lounge has a UPVC double glazed bow window overlooking the front aspect, three wall mounted light points, staircase off to the first floor landing with open recess beneath, radiator, wall sockets, TV connection point, telephone connection point (subject to regulations), obscure glazed double doors to:

DINING ROOM

13' 3" x 8' 9" (4.04m x 2.67m)

This extended room offers a superb outlook over the rear garden through the double glazed aluminium sliding patio doors which in turn provides access to the rear patio, with the room itself benefitting from two wall mounted light points, ceiling light point, radiator, wall sockets, ample floor space for free standing dining



room table.

FITTED KITCHEN

10' 11" x 7' 2" (3.33m x 2.18m)

Offering a matching range of base units and drawers, recess and plumbing for dishwasher/washing machine, recess and point for fridge, built-in 'Logic' oven with four ring 'Bosch' gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset stainless steel sink and drainer unit with hot and cold mixer tap over, wall sockets, matching range of wall units offering further storage space, fitted complementary wine rack, UPVC double glazed window to the rear, obscure UPVC double glazed door opening out to the rear patio, ceiling light point.



STUDY

9' 1" x 7' 8" (2.77m x 2.34m)

This multi functional room is positioned between the lounge and the kitchen, with the room itself having a UPVC double glazed bow window overlooking the front aspect, ceiling light point, radiator, wall sockets, door into storage cupboard enclosing hanging rail and shelving unit.



DOWNSTAIRS SHOWER ROOM

5' 11" x 4' 3" (1.8m x 1.3m)

Positioned to the rear of the property, this useful downstairs shower room offers a matching suite which comprises of a WC, hand wash basin with hot and cold taps over, walk-in shower unit with 'Triton' shower fitment, ceiling to floor tiled surround and glass side screen, obscure UPVC double glazed window to the side, ceiling light point, wood grain effect flooring.



FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, radiator, wall socket, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler, doors off to:

BEDROOM ONE

12' 0" x 8' 5" (3.66m x 2.57m)

With a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, built-in wardrobe enclosing hanging rail and shelving unit.



BEDROOM TWO

10' 9" x 8' 6" (3.28m x 2.59m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front, built-in wardrobe enclosing hanging rail and shelving unit.

BEDROOM THREE

5' 11" x 8' 8" (1.8m x 2.64m)

Positioned to the rear of the property, and having a ceiling light point, radiator, wall socket, door into the overstairs storage cupboard enclosing hanging rail and shelving unit, UPVC double glazed window overlooking the rear garden.

FAMILY BATHROOM

6' 4" x 5' 11" (1.93m x 1.8m)

The refitted bathroom comprises of a white suite of panelled bath with shower fitment and side shower screen, close coupled WC and wash hand basin set in vanity unit, full height wall panelling, UPVC double glazed window to the rear.

OUTSIDE

GARAGE

Having double opening garage doors accessed from the driveway, the garage offers superb storage space or additional off road parking facilities and has two ceiling light points, wall socket, plumbing for washing machine, external cold water tap, door opening out to the rear garden.

REAR GARDEN

Having a slabbed paved patio area offering superb outdoor seating and entertainment space, along with access to the external cold water tap, slabbed steps lead down to the neat lawn with borders surround and brick built raised beds providing a variety of evergreens and shrubbery, mature conifer trees maintain privacy to the rear, and a free standing timber shed is positioned adjacent offering outdoor storage space, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

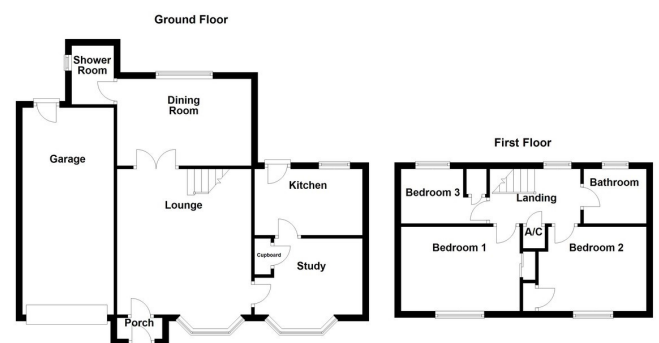
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		76 C
55-68	D	58 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