



Dent Street

Tamworth, Staffordshire, B79 7JL

£177,500

# Property Features

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- Immaculately Presented and Deceivingly Spacious End of Terraced Property
- Dining Room
- Lounge
- Breakfast Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- UPVC Double Glazing
- Gas Fired Central Heating
- No Chain

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this immaculately presented and deceivingly spacious end of terraced property, located in the heart of Tamworth Town Centre within this quaint cul-de-sac. The property benefits from no chain, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: dining room, lounge, breakfast kitchen, three bedrooms, bathroom, rear garden. Early internal viewing is advised.

Located only a short distance away from local schooling, shopping amenities and commuter links, including walking distance to Tamworth Train Station, this charming three bedroom end of terraced property would make the perfect home for first time buyers and downsizers alike, with the property also offering great investment potential. The property resides on a permit holder parking road, alleviating difficulties with parking, with the UPVC front entrance door providing access into the internal accommodation.

### DINING ROOM

12' 0" x 10' 4" (3.66m x 3.15m)

This welcoming reception room provides versatile floor space and can be utilised as a second lounge, dining room or family room, with the room itself accessed via the obscure double glazed UPVC front entrance door with matching double glazed window adjacent, ceiling light point, radiator, wall sockets, doors through to:



## LOUNGE

12' 0" x 11' 10" (3.66m x 3.61m)

The spacious second reception room has been utilised as the lounge by the previous owner and offers ample floor space for free standing lounge furniture, feature gas fire with decorative display mantle surround, marble backdrop and marble hearth, wall sockets, TV connection point, radiator, ceiling light point, door into the understairs storage cupboard, sliding door into:



## BREAKFAST KITCHEN

13' 1" x 7' 0" (3.99m x 2.13m)

Benefitting from a matching range of base units and drawers, recess and plumbing for washing machine, recess and gas point for free standing cooker, roll top working surfaces with continuing matching breakfast bar with chair recess beneath, matching range of wall units offering further storage space, display glass fronted cabinet, dual aspect UPVC double glazed windows to both the side and rear, ceiling light point, half tiled surround, wall sockets, wall mounted combination boiler, obscure double glazed door opening to the side aspect, radiator, tiled flooring.



## FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, radiator, doors to:

## BEDROOM ONE

12' 1" x 10' 5" (3.68m x 3.18m)

The spacious master bedroom offers ample floor space for free standing bedroom furniture and has a ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect.

## BEDROOM TWO

9' 5" x 8' 3" (2.87m x 2.51m)

The well proportioned second bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear, door into the airing cupboard enclosing linen shelving unit and fitted airing cupboard radiator.



## BEDROOM THREE

8' 0" x 7' 0" (2.44m x 2.13m)

This through bedroom would be of perfect use for a nursery or home office, with the potential to extend the adjoining bathroom to create an impressive family bathroom. The room itself currently has a ceiling light point, radiator, wall socket, UPVC double glazed window to the side aspect, sliding door into:



## BATHROOM

7' 0" x 4' 10" (2.13m x 1.47m)

Having ceiling to floor tiled surround and a three piece suite which comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, panelled bath with hot and cold mixer tap and shower fitment above with glass side screen, obscure UPVC double glazed window to the rear, ceiling light point, tile effect flooring.

## OUTSIDE

### REAR GARDEN

The low maintenance rear garden is accessed via the shared slabbed paved path and has brick built wall and timber fencing surround, along with a continuing path which leads to the rear.

### ANTI MONEY LAUNDERING

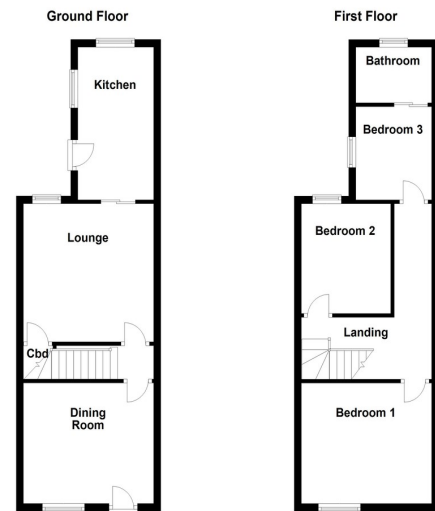
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		79 C
55-68	D	55 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