



Albert Road

Tamworth, Staffordshire, B79 7JS

£299,950

# Property Features

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- Victorian Double Fronted Semi Detached Residence
- Entrance Hall
- Lounge
- Dining Room
- Fitted Breakfast Kitchen
- Playroom
- Three Bedrooms
- Family Bathroom
- Rear Garden
- Internal Viewing Strongly Recommended

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this Victorian double fronted semi detached residence. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, dining room, fitted breakfast kitchen, playroom, three bedrooms, family bathroom, rear garden. Internal viewing is strongly recommended.

This most spacious Victorian double fronted semi detached residence is conveniently situated within the centre of Tamworth, close to all local amenities, with the property being set back behind a fore garden with crazy paving and pathway to the entrance and enclosed by brick wall and iron railings.

### RECEPTION HALL

Having a composite entrance door with obscure double glazed inset, understairs storage space, doors to:

### LOUNGE

13' 0" x 11' 7" (3.96m x 3.53m)

The lounge has an open brick fireplace with timber mantle over, power points, radiator, picture rails, staircase to the first floor landing, UPVC double glazed window to the front, open arch to:

### FITTED BREAKFAST KITCHEN

11' 4" x 14' 2" (3.45m x 4.32m)

Fitted with a matching range of base units and drawers with working surface over, matching range of eye level wall cupboards, one and half bowl single drainer sink unit with hot and cold mixer tap over and soap dispenser, 'range' style cooker with extractor hood over, appliance space and plumbing for washing machine, appliance space and plumbing for dishwasher, power points, cupboard housing



the 'Worcester' central heating boiler, two UPVC double glazed windows to the rear.

#### DINING ROOM

13' 5" x 12' 2" (4.09m x 3.71m)

Positioned to the rear of the property and having fitted storage cupboards, radiator, power points, UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear garden.

#### PLAYROOM

13' 2" x 12' 3" (4.01m x 3.73m)

Having radiator, power points, ornate fireplace with provision for gas fire, picture rails, UPVC double glazed window to the front.

#### FIRST FLOOR LANDING

Having loft hatch access, radiator, UPVC double glazed window to the front, power point, airing cupboard, doors to:

#### BEDROOM ONE

13' 6" x 11' 10" (4.11m x 3.61m)

With radiator, power points, UPVC double glazed window to the front aspect.

#### BEDROOM TWO

9' 6" x 8' 6" (max) (2.9m x 2.59m)

Bedroom two has power points, walk-in wardrobe, radiator, UPVC double glazed window to the front.

#### BEDROOM THREE

11' 3" x 7' 4" (3.43m x 2.24m)

Having radiator, built-in double wardrobe, power point, UPVC double glazed window to the rear.

#### FAMILY BATHROOM

11' 4" x 6' 4" (3.45m x 1.93m)

Fitted with a white suite of free standing bath with hot and cold mixer tap and shower attachment over, low level WC, pedestal hand wash basin with hot and cold taps over, enclosed shower cubicle with shower fitment, towel rail, shaver point, UPVC obscure double glazed window to the rear.



## OUTSIDE

### REAR GARDEN

A fully enclosed rear garden with mature trees, side gated access, garden shed and external cold water tap.

### 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		81 B
69-80	C		
55-68	D		
39-54	E	51 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