



Hamble

Belgrave, Tamworth, Staffordshire, B77 2JE

Offers In Region Of £149,950

Property Features

- Deceivingly Spacious Mid Terraced Property
- Entrance Hall
- Lounge
- Kitchen Diner
- Guest Cloakroom
- Three Bedrooms
- Bathroom
- Garage to the Rear
- On Road Parking
- Well Maintained Gardens

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this deceivingly spacious mid terraced residence with superb potential for renovation throughout, and offered for sale with no onward chain. The property benefits from double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen diner, guest cloakroom, three bedrooms, bathroom, garage, on road parking to the rear, well maintained gardens to both the front and rear. Internal viewing is strongly recommended.

Nestled discreetly away from the road and accessed via a tree lined pathway, this mid terraced property offers generous dimensions, with an excellent opportunity for modern day renovation. Beginning with well kept lawns to the fore, with slabbed paved pathway adjacent to the front entrance door providing internal access.

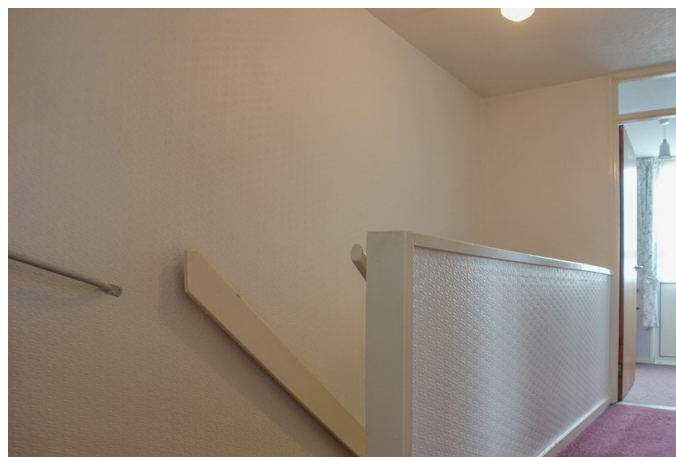
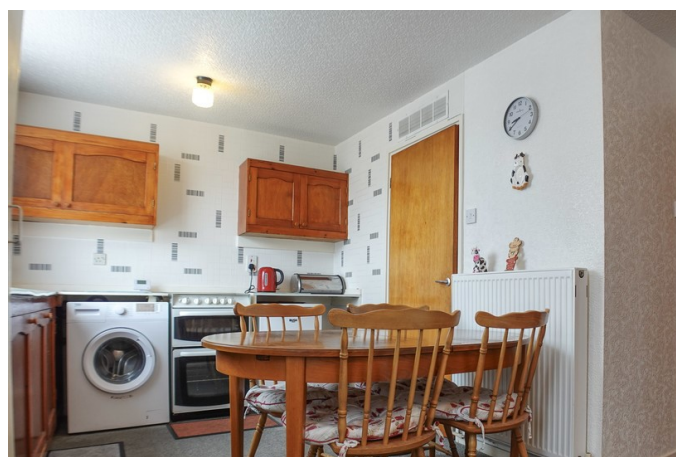
ENTRANCE HALL

Entered via the obscure UPVC double glazed entrance door and having staircase off to the first floor landing, floor to ceiling storage cupboard, storage beneath stairs, radiator, ceiling light point, doors to:

LOUNGE

12' 0" x 13' 0" (3.66m x 3.96m)

Positioned to the front of the property and enjoying a peaceful outlook to the neatly lawned front aspect, with the room offering generous proportions for an array of free standing lounge furniture, electric fire with decorative surround and raised hearth, floor to ceiling UPVC double glazed window, power points, radiator, ceiling light point, door to:



KITCHEN DINER

8' 3" x 18' 8" (2.51m x 5.69m)

The kitchen diner is situated to the rear of the property and stretches the full width of the property, with the room itself presenting superb prospects for modern day renovation and currently having a range of wooden base units and drawers with matching wooden wall mounted cupboards, recess and plumbing for washing machine, recess and point for cooker, recess and point for under-counter fridge/freezer, range of square edge work surfaces including a large section of stainless steel work surface with inset stainless steel two bowl sink with hot and cold mixer tap over, UPVC double glazed window looking out to the rear of the property, radiator, two ceiling light points, spacious full height storage cupboard with power point suitable for housing of fridge/freezer, door to:

INNER HALLWAY

Separating the kitchen and downstairs WC, the hallway provides access to the rear garden via the obscure UPVC double glazed door and has door into:

DOWNSTAIRS WC

2' 11" x 5' 2" (0.89m x 1.57m)

Having a traditional low level WC with cistern above, separate wall mounted hand wash basin with hot and cold mixer tap over, radiator, ceiling light point, UPVC double glazed window to the side.

FIRST FLOOR LANDING

The first floor landing offers ample storage space with built-in airing cupboard, large full height storage cupboard adjacent housing the loft hatch, power point, ceiling light point, doors to:

BEDROOM ONE

10' 8" x 10' 8" (3.25m x 3.25m)

The master bedroom offers fantastic floor space for a range of free standing bedroom furniture and has full height floor to ceiling UPVC double glazed bringing in a wealth of natural light, built-in wardrobe, power points, radiator, ceiling light point.

BEDROOM TWO

12' 4" x 8' 8" (3.76m x 2.64m)

Located at the rear of the property, this good sized double bedroom enjoys a private outlook to the rear garden via the floor to ceiling UPVC double glazed window and has power points, radiator, ceiling light point.



BEDROOM THREE

7' 7" x 7' 4" (2.31m x 2.24m)

Conveniently sized to facilitate a single bedroom or well proportioned study, bedroom three offers a floor to ceiling UPVC double glazed window, radiator, power point, ceiling light point.

BATHROOM

7' 11" x 5' 6" (2.41m x 1.68m)

Having decorative floor to ceiling tiled surround, WC, wall mounted hand wash basin with hot and cold taps over, panelled bath with hot and cold taps over, shower fitment over, airing cupboard housing the 'Baxi' combination boiler, obscure UPVC double glazed window, radiator, ceiling light point.

OUTSIDE

REAR GARDEN

The bright and well presented rear garden begins with the slabbed paved patio area perfect for a range of garden furniture and access to the full height storage cupboard, sloping slabbed paved pathway through the centre of the garden with neatly kept lawns either side extending to the timber fenced boundaries, with a low maintenance slabbed paved patio area to the back of the plot set behind square lattice trellis, giving access to the rear of the property and the single garage.

ANTI MONEY LAUNDERING

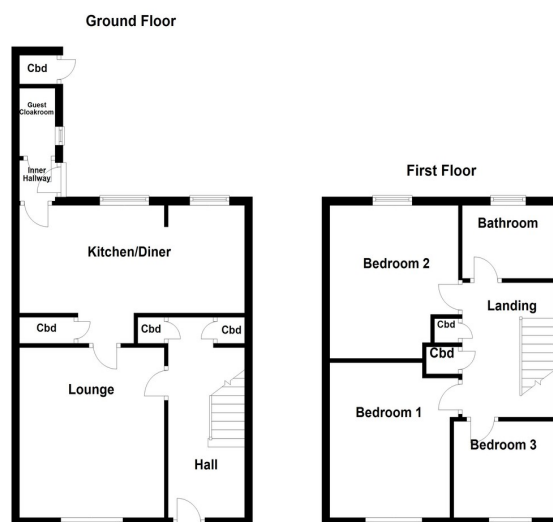
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		86 B
69-80	C	74 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