

Spruce

Amington, Tamworth, Staffordshire, B77 4ES

£157,500

Property Features

- Three Bedroom Mid Terraced Property
- Popular Residential Location
- Lounge
- Kitchen
- Family Room
- Three Bedrooms
- Bathroom
- Separate WC
- Rear Garden
- Driveway

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this three bedroom mid terraced property in this popular residential location. The property does require upgrading and redecoration and benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: lounge, kitchen, family room, three bedrooms, bathroom, separate WC, rear garden, driveway. The property is ideal for first time buyers and investors alike, with early internal viewing advised.

This three bedroom property is approached via a block paved driveway offering tandem parking, with additional communal parking opposite, and providing access to the front entrance leading to:

LOUNGE

14' 6" x 17' 7" (4.42m x 5.36m)

Accessed via the obscure UPVC double glazed door and having wood grain effect laminate flooring throughout, this spacious lounge offers fantastic space for a range of free standing furniture, electric feature fireplace, power points, radiator, UPVC double glazed bay window to the front, four ceiling light points, staircase to the first floor landing, doors to:

KITCHEN

11' 3" x 17' 7" (3.43m x 5.36m)

Positioned to the rear of the property and featuring tiled flooring throughout, the kitchen offers generous proportions suitable for modern day living requirements, and has a range of matching wooden base units and drawers, recess and plumbing for washing machine, recess and point for gas cooker with extractor hood over, roll top working surfaces with inset porcelain sink with hot and cold mixer tap over and wooden surrounds with inset drainer unit, UPVC double



glazed window to the rear, UPVC double glazed sliding door to the rear, radiator, power points, two ceiling light points.

INNER HALLWAY

With UPVC double glazed floor to ceiling window to the side, storage cupboard, door to lounge, and door to:

FAMILY ROOM

16' 9" x 7' 9" (5.11m x 2.36m)

Accessed via the inner hallway and positioned to the front of the property, the family room provides superb additional space for lounge and seating accommodation and has power points, radiator, UPVC double glazed window to the front, inset spotlight fittings.



GUEST CLOAKROOM

4' 7" x 2' 4" (1.4m x 0.71m)

Accessed from the lounge, the guest cloakroom features matching wood grain effect laminate flooring, close coupled WC, separate hand wash basin, ceiling light point.



FIRST FLOOR LANDING

The landing gives access to additional storage facilities with airing cupboard, further cupboard space above the staircase, two ceiling light points, loft hatch access.

BEDROOM ONE

10' 9" x 12' 7" (3.28m x 3.84m)

Positioned to the rear of the property and enjoying a private outlook onto the rear garden, bedroom one offers ample space for free standing bedroom furniture and has power points, radiator, UPVC double glazed window, ceiling light point.



BEDROOM TWO

13' 5" x 8' 9" (4.09m x 2.67m)

Being a further double bedroom and positioned to the front of the property overlooking green space to the front aspect, the second offers ample space for free standing bedroom furniture, and has power points, radiator, UPVC double glazed window, ceiling light point.

BEDROOM THREE

8' 6" x 8' 6" (2.59m x 2.59m)

Being a single bedroom with ample space for free standing bedroom furniture, or could be used as home office or dressing room, and has power point, radiator, UPVC double glazed window overlooking the front, ceiling light point.



BATHROOM

6' 5" x 6' 6" (1.96m x 1.98m)

Positioned to the rear of the property and enjoying a natural light source via the obscure UPVC double glazed window, the bathroom features complementary tiled flooring, matched with a floor to ceiling tiled surround and has a three piece suite comprising of close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, white panelled bath with shower fitment over, radiator, ceiling light point.

OUTSIDE

REAR GARDEN

The rear garden boasts an enviable private position with multiple areas for potential seating and garden furniture, with the majority of the garden being low maintenance with slabbed paved patio space, lawned area towards the rear and being enclosed by timber fencing.

ANTI MONEY LAUNDERING

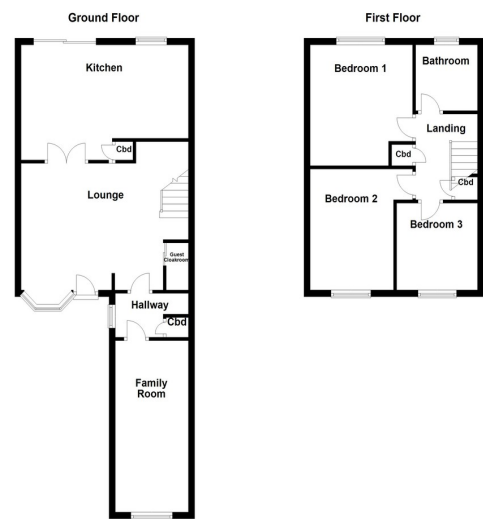
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		80 C
55-68	D	67 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