



Holsworth Close

Belgrave, Tamworth, Staffordshire, B77 2JD

Offers In Region Of £215,000

Property Features

- Pleasant Three Bedroomed Semi Detached Residence
- Reception Hall
- Lounge
- Fitted Kitchen and Dining Area
- Three Good Sized Bedrooms
- Refitted Shower room
- Neat Fore and Rear Gardens
- Side Driveway
- Side/Rear Garage
- No Onward Chain

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this most pleasant three bedroomed semi detached residence situated within the cul-de-sac of Holsworth Close and offered with benefits to include UPVC double glazing and gas fired central heating, complementing the accommodation which briefly comprises: reception hall, lounge, fitted kitchen and dining area, three good sized bedrooms, refitted shower room, neat fore and rear gardens, side driveway providing ample off road parking and access to the side/rear garage. No onward chain.

This pleasant three bedroomed semi detached residence is set back from the roadside behind a neat fore garden, with the driveway providing off road parking and access to the side/rear garage, neat lawn with borders offering a variety of mature evergreen shrubbery.

CANOPY PORCH

RECEPTION HALL

Having UPVC entrance door with obscure double glazed inset and matching side full height obscure double glazed window, double panelled radiator, telephone point (subject to regulations), power point, understairs storage cupboard, full height storage cupboard, staircase off to the first floor landing, door off to:

LOUNGE

12' 4" x 13' 1" (3.76m x 3.99m)

With a feature 'Adams' style fire surround with hearth and matching inset, free standing 'coal and flame effect' electric fire, ceiling light point, power points, double panelled radiator, window shelving, UPVC double glazed bow window to the front aspect, door leading through to:



KITCHEN/DINING ROOM

11' 0" x 18' 5" (3.35m x 5.61m)

DINING AREA

Having radiator set behind radiator cabinet, power point, ceiling light point, UPVC double glazed window with outlook to the rear garden.

KITCHEN AREA

Offering an excellent range of fitted drawer and base units with work surfaces over and complementary ceramic tiled surrounds, matching eye level wall cupboards, inset one and half bowl single drainer sink unit with hot and cold mixer tap, appliance space and plumbing for automatic washing machine, appliance space suitable for built-in oven, fitted gas hob with extractor hood over, full height unit offering storage and housing the 'Baxi' central heating boiler, power points, laminate flooring, UPVC double glazed window and part UPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

With loft access, full height built-in storage cupboard with radiator, power point, doors off to:

BEDROOM ONE

9' 7" x 13' 2" (2.92m x 4.01m)

Being a good sized bedroom with radiator, power points, UPVC double glazed window to the front aspect.

BEDROOM TWO

11' 0" x 10' 2" (3.35m x 3.1m)

Being another good sized bedroom and having radiator, power points, UPVC double glazed window to the rear aspect.

BEDROOM THREE

7' 11" x 8' 11" (2.41m x 2.72m)

With radiator, power point, storage cupboard, UPVC double glazed window to the front aspect.

SHOWER ROOM

5' 8" x 8' 1" (1.73m x 2.46m)

Being fully tiled complementing the white suite comprising of pedestal wash basin, close coupled WC, fully enclosed shower cubicle incorporating 'Triton' shower fitment, chrome heated towel radiator, two UPVC obscure double glazed windows to the rear aspect.



OUTSIDE

REAR GARDEN

Being a pleasant and well maintained rear garden with open side access, external cold water supply tap, paved patio, neat lawn with side border, rear garden area laid to stone chippings, greenhouse, timber fencing enclosing the side and rear boundary.



GARAGE

Approached via the side driveway and having up and over garage door, lighting and power points, window to the rear, UPVC obscure double glazed door providing access to the rear garden.

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.

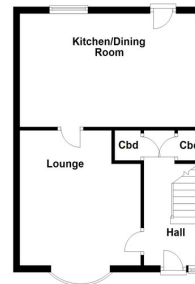
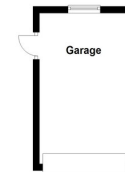
TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

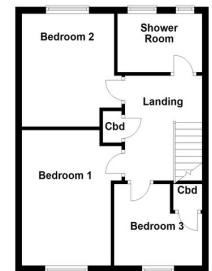
VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 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