



Tempest Street
Tamworth, Staffordshire, B79 7QX

Offers Over £245,000

Property Features

- Superbly Presented and Modern Semi Detached Property
- Entrance Hall
- Lounge
- Fitted Kitchen
- Guest Cloakroom
- Conservatory
- Three Bedrooms
- Refitted Family Shower Room
- Garage, Driveway
- Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this superbly presented and modern semi detached property located in the heart of Tamworth Town Centre which benefits from being close to shopping amenities, commuter links and local schooling. The property has UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, fitted kitchen, guest cloakroom, conservatory, three bedrooms, refitted family shower room, garage, attractive rear garden, driveway. Early internal viewing is considered essential.

This superb three bedroom semi detached property is positioned behind a block paved driveway offering ample off road parking facilities along with access to the up and over garage door, newly fitted composite front entrance door which in turn has a canopy storm porch over.

ENTRANCE HALL

Accessed via the newly installed obscure double glazed composite front entrance door and having a ceiling light point, staircase off to first floor landing, quality wood grain effect flooring, door into:

LOUNGE

14' 3" x 12' 9" (4.34m x 3.89m)

The well proportioned lounge has ample floor space for free standing lounge furniture, feature gas fire display set within chimney recess with decorative mantle lintel over, wall sockets, TV connection point, radiator, UPVC double glazed window overlooking the front aspect, door into the understairs storage cupboard offering superb storage space, quality wood grain effect flooring, door into:

KITCHEN

14' 1" x 7' 9" (4.29m x 2.36m)

The attractive modern kitchen has a matching range of shaker base units and drawers with rose gold handles, integrated 'Lamona' dishwasher, integrated 'Lamona' washing machine, free standing 'Rangemaster' cooker with extractor hood over, square edge working surfaces with inset ceramic sink and drainer unit with hot and cold rose gold mixer tap over, complementary up-stands, wall sockets, matching range of shaker wall units with rose gold handles offering further storage space, housing for the 'Worcester Bosch' combination boiler, floor space for free standing 'American' style fridge/freezer, radiator, ceiling downlighters, UPVC double glazed window to the rear, quality wood grain effect flooring, door into:



GUEST CLOAKROOM

7' 1" x 2' 11" (2.16m x 0.89m)

Having a close coupled WC, hand wash basin over with hot and cold mixer tap and toiletry cabinet above with vanity mirror fronted doors, two ceiling light points, wall mounted heated towel rail, further floor space for storage with wall mounted cloak hooks, obscure UPVC double glazed window to the side, wall socket, wood grain effect water resistant flooring.



CONSERVATORY

8' 10" x 14' 1" (2.69m x 4.29m)

Currently utilised as the dining area, this versatile room overlooks the rear garden through its UPVC double glazed windows, and is of brick and UPVC construction with newly fitted insulated roof, with the room itself offering ample floor space for dining and sitting furniture, wall sockets, door opening to the side aspect, wall mounted light point, tiled flooring.

FIRST FLOOR LANDING

With a UPVC double glazed window to the side aspect, two ceiling light points, loft hatch access, radiator, door into the overstairs storage cupboard enclosing fitted shelving unit, doors off to:

BEDROOM ONE

10' 9" x 11' 9" (3.28m x 3.58m)

Having floor space for free standing double bed and twin recesses for free standing wardrobes, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.



BEDROOM TWO

10' 1" x 9' 3" (3.07m x 2.82m)

Again being a double bedroom and having a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, wall socket.

BEDROOM THREE

8' 0" x 6' 9" (2.44m x 2.06m)

The guest bedroom is currently being used as a home office and has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.



REFITTED FAMILY SHOWER ROOM

5' 0" x 6' 5" (1.52m x 1.96m)

This attractive modern suite boasts ceiling to floor tiled surround and has a close coupled WC, corner shower unit with enclosed shower fitment with waterfall shower head and detachable hose, glass side screen and sliding glass doors, double hand wash basin with hot and cold mixer tap and twin toiletry drawers beneath with vanity mirror over and LED lighting surround, ceiling downlighters, wall mounted heated towel rail, obscure UPVC double glazed window to the front aspect, quality wood grain effect flooring.

OUTSIDE

GARAGE

This most useful addition to the property is accessed via the up and over garage door from the driveway and encloses off road parking facilities or ample storage space, and has two ceiling strip lights, wall socket, obscure composite door leading to:

REAR GARDEN

The attractive and low maintenance rear garden begins with the slabbed paved patio area offering outdoor seating and entertainment space, along with access to the two external taps, a raised artificial lawn area continues to both the rear and side boundaries with timber fencing surround.



ANTI MONEY LAUNDERING

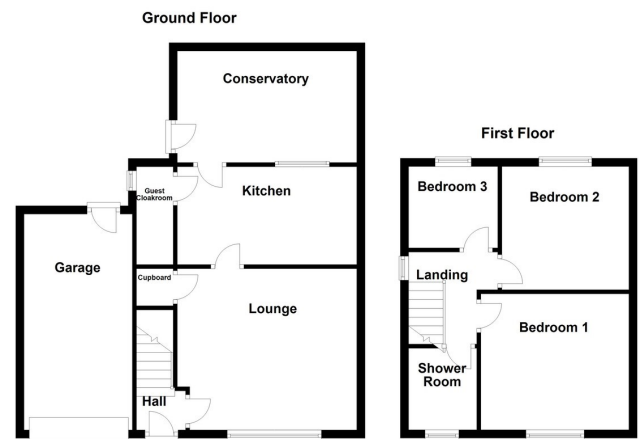
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	58 D	
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

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