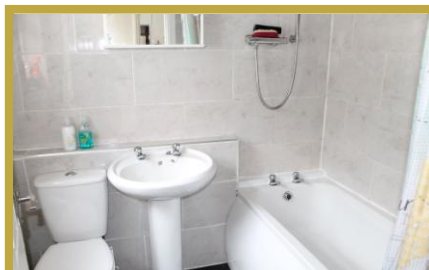




28 Piccadilly, Piccadilly, Tamworth, B78 2EP

- | | |
|--|-----------------------------------|
| H Village Setting | H Bathroom, Three Bedrooms |
| H Traditional Mid Terraced House | H Gardens |
| H Double Glazing, Gas Central Heating | H No Chain |
| H Dining Room, Modern Kitchen | H Energy Rating E39 |

New Price £95,000



To view this property contact Hunters at 6 Victoria Road, Tamworth, B79 7HL
Email: tamworth@huntersgroup.co.uk
01827 66277

General Description

This generous size mid terraced house is situated in a row of similar style properties within the village of Piccadilly situated between Kingsbury and Tamworth. The property is ideal for access to both A5 and M42 trunk roads providing access to Tamworth, Sutton Coldfield or further beyond to Birmingham. A range of shops and facilities is within a short distance away from Kingsbury itself. The property which provides deceptively spacious accommodation is arranged on three floors comprising, two reception rooms, modern kitchen, ground floor modern bathroom, three bedrooms, gardens to front and rear and has the benefit of no upward chain.

ACCOMMODATION

THE PROPERTY IS ARRANGED ON THREE FLOORS TO BRIEFLY COMPRISE - THE GROUND FLOOR

RECEPTION ROOM ONE - LOUNGE 12' 0" x 11' 10" (3.66m x 3.61m) with access front entrance door, window to front, radiator, wood style laminate floor, fireplace whilst access leads to

RECEPTION ROOM TWO - DINING ROOM 12' 0" x 11' 10" (3.66m x 3.61m) (presently used as an additional sitting room). window to rear elevation, radiator, feature fireplace with exposed brick surround and mantle above, inset fire, wood style laminate floor, door which opens to staircase ascending to the first floor accommodation with under stairs storage cupboard and bi-fold door opens to

KITCHEN 8' 3" x 6' 6" (2.51m x 1.98m) with tiled flooring, heated towel rail, side window, modern kitchen units comprising base and wall mounted cupboards for storage, drawers, round edge work surfaces with tiled splash back surround, stainless steel sink unit, spaces ideal for washing machine, fridge/freezer and cooker, access leads to

SIDE PORCH with access to garden and further door opens to

BATHROOM this modern and updated bathroom enjoys a tiled floor, side window, modern white suite enjoys a pedestal wash hand basin, low flush wc, bath complimented with shower over and tiled surround.

ON THE FIRST FLOOR stairs from the dining room ascend to the **LANDING** with additional door to the second floor accommodation and further doors open to

BEDROOM ONE 12' 0" x 11' 11" (3.66m x 3.63m) located to front.

BEDROOM TWO 12' 0" x 11' 11" (3.66m x 3.63m) located to rear with access to boiler cupboard.

ON THE SECOND FLOOR stairs from the first floor landing with access door ascends to

BEDROOM THREE 18' 10" x 12' 0" (5.74m x 3.66m) this top floor room enjoys window to front elevation, radiator and wood style floor.

OUTSIDE set to the front of the property is a retaining wall with pathway leading to the properties front entrance door.

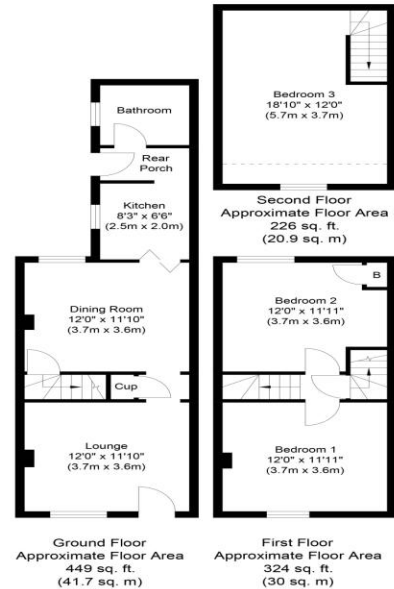
REAR GARDEN set to the rear of the property is a shaped lawn area with paved pathway leading to the rear of the garden which is presently used as an additional parking area if required. Additional rear gated access to the properties at the rear of the property.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.



GENERAL INFORMATION

VIEWING Tamworth Office – Tel: 01827 66277

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66277 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01827 66277 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

USEFUL WEBSITES YOU SHOULD CHECK

COUNCIL TAX www.voa.gov.uk

SCHOOLS www.staffordshire.gov.uk

PLANNING APPLICATIONS www.tamworth.gov.uk/planning

LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk