



Grazier Avenue

Two Gates, Tamworth, Staffordshire, B77 1GP

Offers In Region Of £210,000

# Property Features

---

- Modern and Very Well Presented Mid Terraced Residence
- Entrance Hall
- Fitted Kitchen
- Lounge
- Guest Cloakroom
- Two Double Bedrooms
- Bathroom
- Attractive Rear and Fore Gardens
- Two Car Parking Spaces
- Early Internal Viewing Is Considered Essential

## Full Description

---

Taylor Cole Estate Agents are delighted to offer 'for sale' this modern and very well presented mid terraced residence located in this enviable and private position upon this popular residential development. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, fitted kitchen, lounge, guest cloakroom, two double bedrooms, bathroom, attractive rear and fore gardens, two car parking spaces. Early internal viewing is considered essential.

This superb two bedroom mid terraced family home is nestled in this secluded position along a row of similar properties, with residents parking and the property's two allocated car parking spaces at the end of the shared path, with the property itself positioned behind a plum slate fore garden with a path leading to the front entrance door, which in turn has a canopy storm porch over.

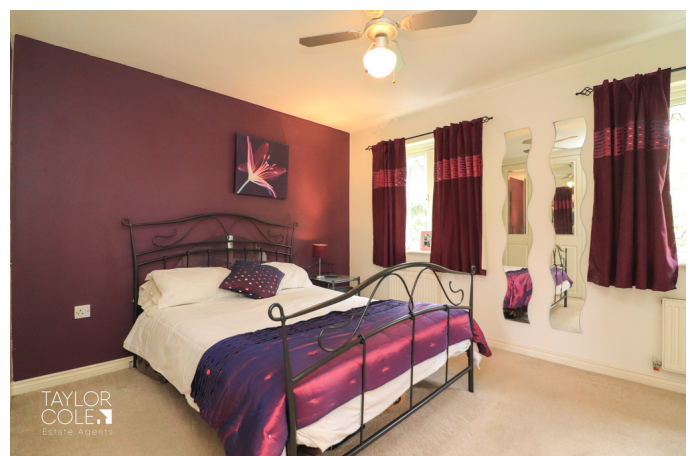
### ENTRANCE HALL

Accessed via the obscure double glazed front entrance door and having a ceiling light point, radiator, wall socket, staircase off to first floor landing with storage cupboard beneath, wood grain effect flooring, open aspect to:

### FITTED KITCHEN

7' 4" x 9' 4" (2.24m x 2.84m)

Having a matching range of base and wall units, recess and plumbing for washing machine, recess and floor space for fridge, built-in oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with tiled surround, inset one and a half bowl stainless steel sink and drainer unit with hot and cold mixer tap above, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect, wall mounted combination boiler, modern wood grain effect flooring.



## LOUNGE

13' 11" x 10' 4" (4.24m x 3.15m)

Positioned to the rear of the property and having UPVC double glazed French doors opening out to the rear patio with matching windows adjacent, two ceiling light points, radiator, wall sockets, TV connection point, floor space for free standing lounge and dining furniture, wood grain effect flooring.

## GUEST CLOAKROOM

7' 3" x 3' 2" (2.21m x 0.97m)

This matching two pieces suite comprises of a pedestal hand wash basin with hot and cold taps over and tiled splashback, WC, ceiling light point, radiator, extractor fan.

## FIRST FLOOR LANDING

With loft hatch access with fitted drop down ladders leading to the boarded loft space, ceiling light point, radiator, wall socket, doors to:

## BEDROOM ONE

13' 11" (max) x 9' 9" (4.24m x 2.97m)

The double master bedroom provides ample floor space for free standing double bed with open recess with fitted working or dressing space, built-in wardrobe enclosing hanging rail and shelving unit with four mirror fronted doors, two UPVC double glazed windows to the front aspect, two radiators, ceiling light point with fan fitment attached, wall sockets, door into the overstairs storage cupboard enclosing further storage space with fitted shelving unit.

## BEDROOM TWO

11' 5" x 7' 4" (3.48m x 2.24m)

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

## FAMILY BATHROOM

7' 5" x 6' 2" (2.26m x 1.88m)

This matching suite comprises of a panelled bath with hot and cold taps and 'Mira' shower fitment above, pedestal hand wash basin with hot and cold taps over and tiled splashback, WC, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window to the rear, water resistant wood grain effect flooring.



## OUTSIDE

### REAR GARDEN

The attractive rear garden is accessed via the French doors and has a block paved patio area offering superb outdoor seating and entertainment space, with steps leading to the neat lawn which occupies the centre of the garden and continues to both rear and side boundaries, with gravelled borders surround, free standing timber shed to the left hand corner boundary.

### ANTI MONEY LAUNDERING

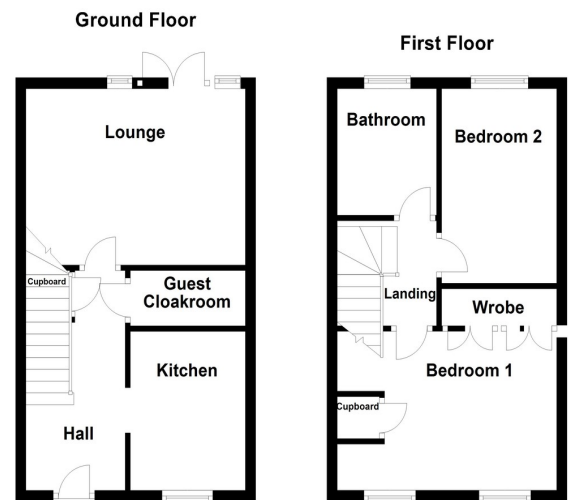
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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.



6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto: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