



Briar
Amington, Tamworth, B77 4DY

£265,000

Property Features

- Well Presented Link Detached Residence
- Popular Residential Location
- Reception Hallway
- Lounge, Separate Dining Room
- Fitted Kitchen
- Three Bedrooms and Family Bathroom
- Side Garage and Store Room
- Block Paved Driveway with Electric Charging Point
- Well Maintained Rear and Fore Garden
- Viewing Highly Recommended

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this well-presented link detached residence situated within this popular residential location. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, living room, separate dining area, refitted kitchen, three bedrooms, family bathroom, side garage and store room, block paved driveway with electric charging point, well maintained gardens to both front and rear. Viewing is highly recommended.

RECEPTION HALL

LOUNGE

12' 11" x 14' 06" (3.94m x 4.42m)

DINING AREA

7' 11" x 9' 09" (2.41m x 2.97m)

KITCHEN

7' 09" x 9' 02" (2.36m x 2.79m)



FIRST FLOOR LANDING

BEDROOM ONE

9' 11" x 11' 09" (3.02m x 3.58m)

Having built-in double wardrobe, UPVC double glazed window overlooking the front elevation, ceiling light point, radiator.



BEDROOM TWO

9' 06" x 9' 09" (2.9m x 2.97m)

Having built-in cupboard, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.



BEDROOM THREE

5' 09" x 6' 08" (1.75m x 2.03m)

FAMILY BATHROOM

6' 02" x 5' 04" (1.88m x 1.63m)





OUTSIDE

REAR GARDEN

GARAGE STORE

6' 09" x 7' 08" (2.06m x 2.34m)

ANTI MONEY LAUNDERING

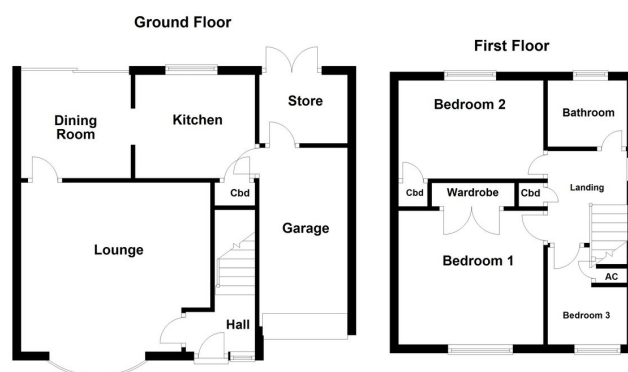
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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