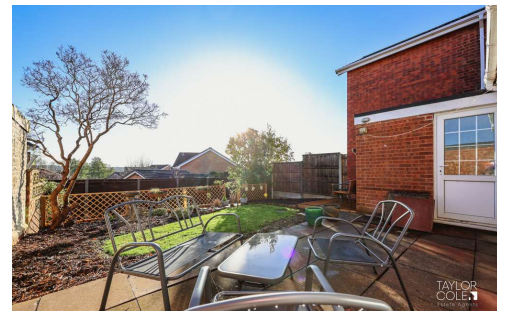




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Iris Close

Tamworth, Staffordshire, B79 8TZ

£329,950

Property Features

- Spacious Three bedroom Link Detached Residence
- No Onward Chain
- Reception Hall/Through Hallway
- Lounge, Separate Dining Room
- Fitted Kitchen
- Office
- Three Good Sized Bedrooms
- All Furniture Negotiable
- Driveway, Garage with Utility Area
- Enclosed Split Level Rear Garden

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this most spacious three bedroom link detached residence occupying a pleasant cul-de-sac position within this highly regarded residential area and offered with no onward chain. The property offers UPVC double glazed throughout and gas fired warm air central heating, with accommodation briefly comprising: reception hall/through hallway, lounge, separate dining room, fitted kitchen, extended side garage with utility area and access through to the office/music room, three good sized bedrooms, family bathroom, fore garden with driveway providing off road parking and access to the side garage, enclosed split level rear garden.

The property is set back behind a practical fore garden with driveway providing ample off road parking and access to the side garage. To the entrance there is carriage lamp lighting and UPVC door with obscure double glazed inset leading through to:

THROUGH HALLWAY

Having laminate flooring, staircase off to the first floor landing, doors off to:

LOUNGE

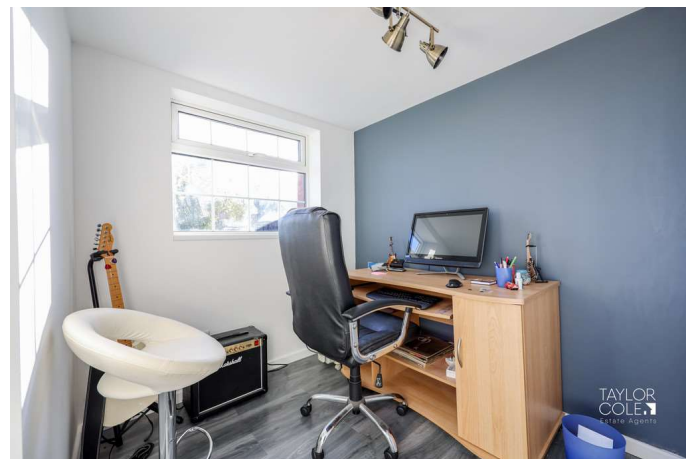
14' 6" x 11' 8" (4.42m x 3.56m)

Having UPVC double glazed bow window to the front aspect, door leading through to:

DINING ROOM

9' 8" x 8' 10" (2.95m x 2.69m)

Having UPVC double glazed French doors to the rear garden, door off to:



RECENTLY NEW FITTED KITCHEN

9' 9" x 8' 8" (2.97m x 2.64m)

Offering a good range of fitted drawer and base units with co-ordinating work surfaces over, sink unit with hot and cold mixer tap, built-in electric oven, four ring gas hob with splashback and extractor hood over, cover housing the warm-air central heating boiler, understairs storage cupboard/pantry, tiled flooring, UPVC double glazed window to the rear garden, door off to the side garage and office.

OFFICE

6' 11" x 6' 5" (2.11m x 1.96m)

With access via the garage/utility area, and having laminate flooring, UPVC obscure double glazed door leading out to the rear garden UPVC window to the rear garden.

FIRST FLOOR LANDING

With side UPVC double glazed window, loft access, airing cupboard housing the pre-lagged hot water tank, doors off to:

BEDROOM ONE

12' 9" x 9' 11" (3.89m x 3.02m)

Offering an excellent range of fitted and built-in wardrobes, UPVC double glazed window to the front aspect.



BEDROOM TWO

10' 9" x 9' 6" (3.28m x 2.9m)

Being a good sized double bedroom with built-in wardrobe, UPVC double glazed window to the rear aspect.



BEDROOM THREE

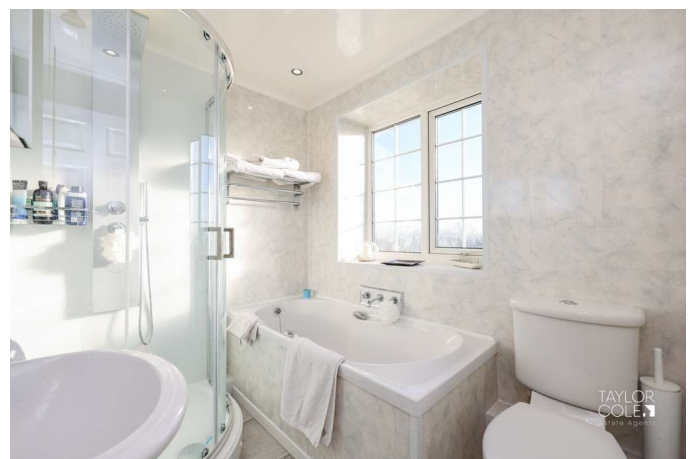
8' 8" x 7' 7" (2.64m x 2.31m)

Being a good sized third bedroom with UPVC double glazed window to the front aspect.

FAMILY BATHROOM

7' 11" x 5' 9" (2.41m x 1.75m)

Offering a white suite comprising of panelled bath, new fitted separate fully enclosed shower cubicle, pedestal wash basin with hot and cold mixer tap, close coupled WC, UPVC obscure double glazed window to the rear aspect, UPVC double glazed window to the side aspect.



OUTSIDE

GARAGE

23' 4" x 8' 2" (7.11m x 2.49m)

Being an extended garage with utility area, internal access to the kitchen and access to the aforementioned office.

REAR GARDEN

Being a south facing rear garden with paved patio, neat lawned area, timber decked patio, pathway to a courtyard and enclosed boundaries.

PLANNING

Please note, as of 23rd February 2024, there are no planning applications within a 0.5 mile radius that would negatively impact the property.

ANTI MONEY LAUNDERING

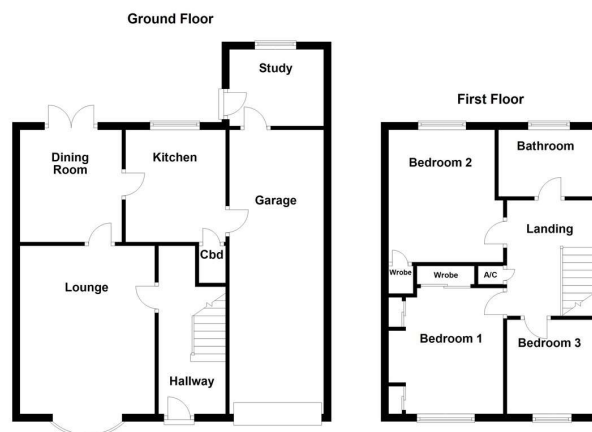
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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		

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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 and 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