



Halford Street
Tamworth, Staffordshire, B79 7RD

Offers Over £169,950

Property Features

- Mid Terraced Property
- Living Room
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Off Road Parking
- Rear Garden
- Brick Built Store
- Town Centre Location

Full Description

Taylor Cole Estate Agents are pleased to offer present this mid terrace property nestled in the heart of the town centre. This residence offers a delightful blank canvas for those seeking to craft their dream home.

GROUND FLOOR

Upon entering through the front door, the first reception room, formerly used as the the living room, welcomes you with a window overlooking Halford Street and a traditional feature cast-iron fire display showcasing original fireplace tile inserts. This space seamlessly flows into the second reception room, a designated dining area, adorned with another fire display and a window out to the rear. The dining area also leads you into the kitchen, equipped with fitted units, practical working surfaces and door out to the rear garden.

LIVING ROOM

13' 0" x 11' 5" (3.96m x 3.48m)

DINING ROOM

13' 1" x 11' 7" (3.99m x 3.53m)

KITCHEN

17' 6" (max) x 6' 11" (5.33m x 2.11m)

FIRST FLOOR

Ascending to the first floor, a landing guides you to the two generously proportioned double bedrooms and the family bathroom, providing a fitted suit, wall mounted boiler and window to the rear.



BEDROOM ONE

11' 4" x 13' 0" (3.45m x 3.96m)

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m)

BATHROOM

13' 8" x 7' 0" (4.17m x 2.13m)

EXTERNAL

The rear of the property reveals a combination of practicality and greenery, featuring brick-built storage and a lawned area. Additionally, to the rear of the garden, is an off-road parking space - an invaluable asset, especially in a town centre location. Access to the property is facilitated by a track to the side of the terraces, ensuring convenience and ease for residents.

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		85 B
69-80	C		
55-68	D	65 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 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