



**Edward Street**

**Tamworth  
B79 7QU**

Offering this three  
bedroomed semi  
detached home, located  
just of Tamworth town  
centre.

Having been superbly re-  
appointed and re-fitted.

**Asking price £199,950**

47 Edward Street, Tamworth, Staffordshire, B79 7QU

An impressive property conveniently located just off Tamworth town centre, having been re-fitted and having a very useful full length store to the side which could be used for a number of purposes with further work required for a home office etc.

Complemented with double glazing and gas fired central heating.

The accommodation comprises briefly of:

- \* Porch \*
- \* Hallway \*
- \* Lounge \*
- \* Full width kitchen \*
- \* Lobby \*
- \* W.c. \*
- \* Conservatory/dining room \*
- \* Landing \*
- \* Three bedrooms \*
- \* Re-fitted bathroom \*
- \* Double glazing \*
- \* Gas central heating \*
- \* Very useful side full length store \*
- \* Good sized gardens \*

The property comprises in further detail:

**ASKING PRICE £199,950**

#### TO THE GROUND FLOOR

##### RECEPTION PORCH

Having double glazed door with side window and double glazed gable to the front.

##### HALLWAY

With double glazed leaded door, stairs off to the first floor and radiator.

##### LOUNGE 14'0 x 15'0 (4.27m x 4.57m)

With double glazed bow window, laminate flooring, radiator and useful under stairs store.



**KITCHEN 14'10 x 8'10 (4.52m x 2.69m)**

Having stainless steel sink top, range of base units and drawers, range of wall units, plumbing for automatic washing machine, built in dishwasher, oven with units above and below with hob inset within work surface and extractor above. Further range of work surfaces, ceramic tiling, laminate flooring, two double glazed windows, panelled ceiling and door to:

**REAR LOBBY**

With multipaned door and w.c off.

**W.C.**

With white w.c, wash basin and central heating boiler.

**CONSERVATORY 10'6 x 9'10 (3.20m x 3.00m)**

A useful addition to the property with double glazed doors to the exterior and windows. Tiled floor, radiator (currently being used for a dining area).

**TO THE FIRST FLOOR**

**LANDING**

Having double glazed window, loft access and laminate flooring.

**BEDROOM (FRONT) 10'8 x 11'5 (3.25m x 3.48m)**

Having double glazed window, radiator and laminate flooring.

**BEDROOM (REAR) 12'4 x 9'8 (3.76m x 2.95m )**

Having double glazed window, radiator and laminate flooring.

**BEDROOM (REAR) 8'5 x 9'0 (2.57m x 2.74m)**

Having double glazed window, radiator and laminate flooring.

**RE-FITTED BATHROOM**

With a white suite having bath with mixer tap shower over and screen, w.c, wash basin, full ceramic tiling, double glazed window, vertical radiator, panelled ceiling and laminate flooring.

**TO THE EXTERIOR**

To the front of the property there is a fore garden with paved parking and door to side store.

**SIDE STORE 24'6 x 6'6 (7.47m x 1.98m)**

With double glazed doors to the rear and front with light and power points, part pitched roof (ideal for further conversion for home office space etc).

Rear gardens having paved patio, stone chipped borders, feature walling with central pathway with stone chipped garden area. Artificial turf and garden shed.

**GENERAL INFORMATION**



## SERVICES

We understand all main services are connected.

## TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

## VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

## COUNCIL TAX

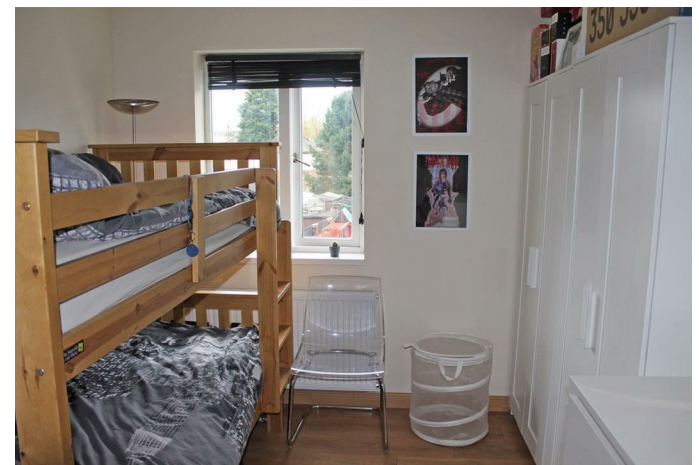
We understand this property is Council Tax Band "B". However, this should be verified by any intending purchaser.

## DISCLAIMER

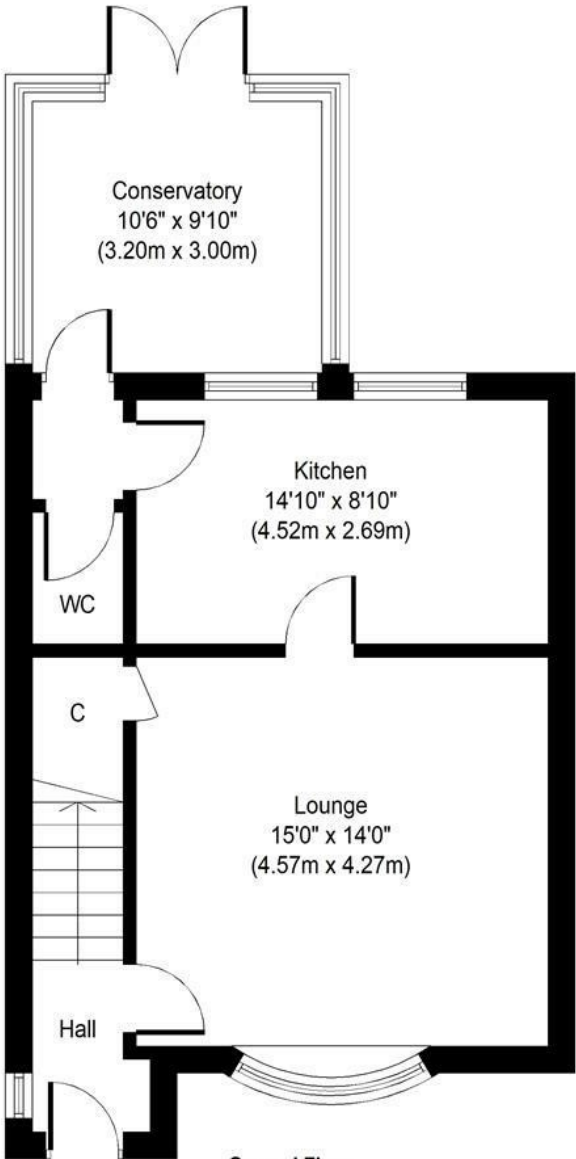
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

## FIXTURES AND FITTINGS

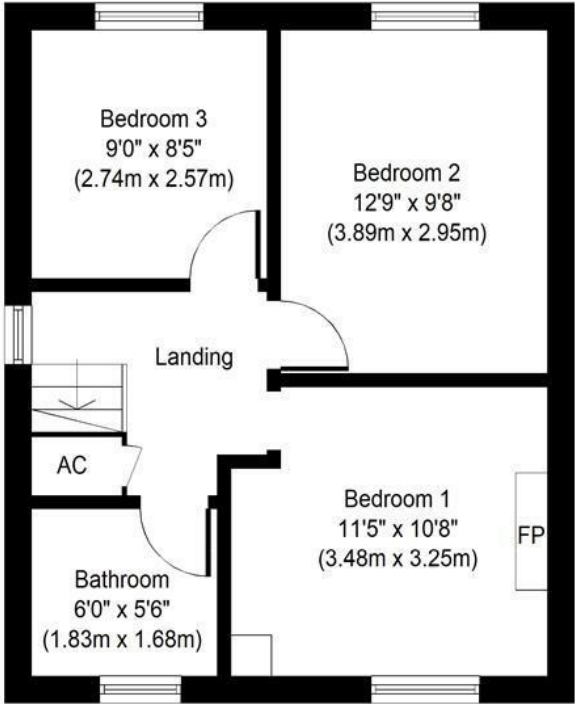
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		88	Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E	43		(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO <sub>2</sub> emissions					
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



**Ground Floor**  
Approximate Floor Area  
572 Sq. ft.  
(53.1 Sq. m.)



**First Floor**  
Approximate Floor Area  
439 Sq. ft.  
(40.8 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

