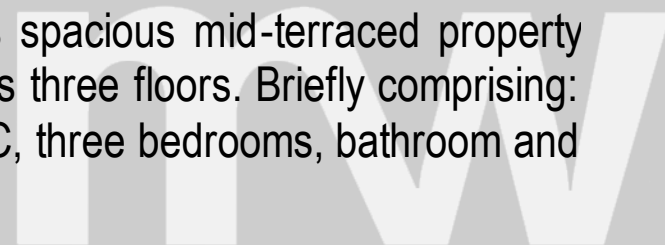


**Mark
Webster**
estate agents



Piccadilly
Tamworth
£180,000

***** QUIET LOCATION - EXCELLENT TRANSPORT LINKS - PERFECT FIRST TIME BUY ***.** We are delighted to bring to market this spacious mid-terraced property which offers a wide range of accommodation across three floors. Briefly comprising: Lounge, dining room, kitchen, utility room, guest WC, three bedrooms, bathroom and a rear courtyard. Viewing is essential.



PORCH

4' 2" x 4' 5" (1.27m x 1.35m)

Door leading to...

LOUNGE

15' 5" x 11' 9" maximum (4.7m x 3.58m)

(12' 0" x 8' 0" minimum) Double glazed window to front aspect, double panelled radiator and an opening to...

DINING ROOM

11' 9" x 11' 10" (3.58m x 3.61m)

Double glazed window to rear aspect, vinyl flooring, door giving access to the stairs, double panelled radiator and a further door to...

KITCHEN

11' 9" x 6' 3" (3.58m x 1.91m)

Double glazed window to side aspect, door giving access the courtyard, tiled walls, a range of base and eye level kitchen units, roll edge work surfaces, stainless steel sink, space for an electric cooker with gas hob with extractor over, space for an American style fridge/freezer, integrated washing machine, further appliance space, wall mounted combination central heating boiler and an opening to...

UTILITY ROOM

5' 8" x 6' 3" (1.73m x 1.91m)

Double glazed window to side aspect, roll edge work surface, appliance space and a door to...

GUEST WC

2' 6" x 6' 3" (0.76m x 1.91m)

Pedestal wash basin and a low level WC.

FIRST FLOOR LANDING

Stairs leading off to the converted attic and further doors to...

BEDROOM TWO

12' 1" x 11' 10" (3.68m x 3.61m)

Double glazed window to front aspect and a single panelled radiator.



BEDROOM THREE

11' 10" x 7' 1" (3.61m x 2.16m)

Double glazed window to rear aspect and a single panelled radiator.

BATHROOM

9' 5" x 4' 6" maximum (2.87m x 1.37m)

Tiled floor, door to a useful store, tiling to splash back areas, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

CONVERTED ATTIC BEDROOM

18' 8" x 11' 9" (5.69m x 3.58m)

Double glazed window to front aspect, double panelled radiator and useful eaves storage space.

TO THE EXTERIOR

The property has a small front garden which is fully paved for low maintenance. There is also a small courtyard style garden which is included with the property.

Further to this there is also a rear garden which is owned by the MOD but used by the property as extra garden space.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

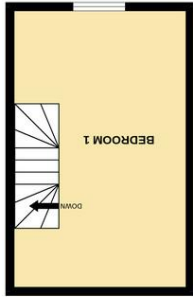
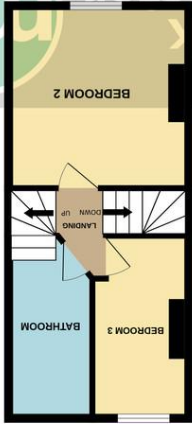
SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DET AILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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