



3 Iris Close, Perrycrofts, Tamworth, Staffordshire, B78 8TZ

HOWKINS &
HARRISON

3 Iris Close,
Perrycrofts, Tamworth,
Staffordshire, B78 8TZ

Guide Price: £299,000

A well presented three bedroom link-detached family home situated within a sought after residential location, conveniently situated close to local amenities and transport facilities. With well proportioned versatile accommodation totalling just under 1000sqft in brief comprising, entrance hall, a bay fronted sitting room, separate dining room, re-fitted modern kitchen and a study to the rear of the above average sized garage. To the first floor there are three bedrooms and a family bathroom, externally there is off road parking and a delightful rear garden.

An early internal viewing is strongly recommended.

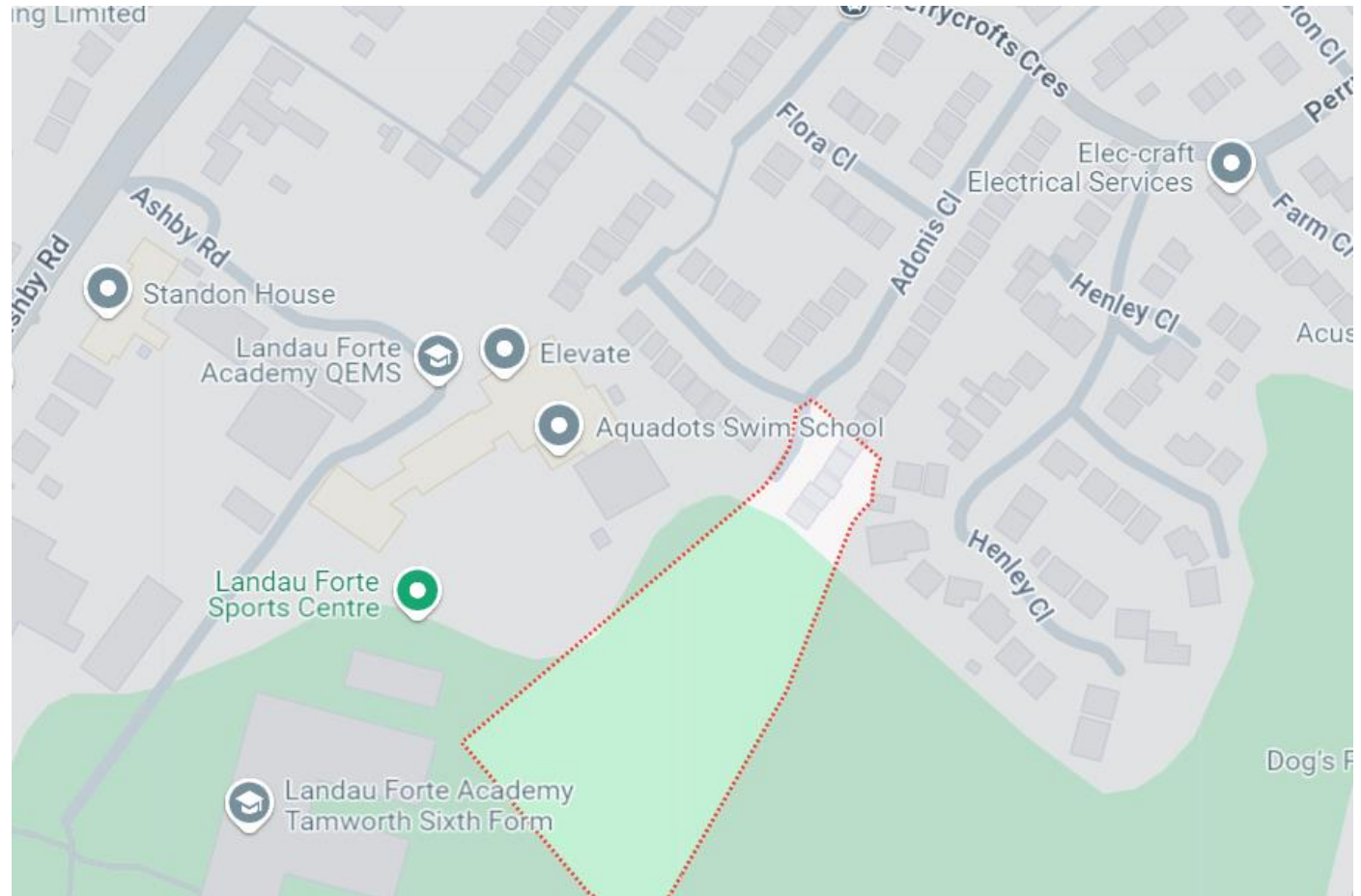
Features

- Sought after residential location
- Link detached family home
- Three reception rooms
- Re-fitted modern kitchen
- Three bedrooms and bathroom
- Off road parking for two vehicles
- Above average sized attached garage



Location

The Perrycrofts area of Tamworth is within a short distance to excellent services such as the renowned Ventura retail park, restaurants, traditional town centre shopping, cafes and bars and not forgetting a host of leisure activities including the well regarded Snow Dome. Tamworth also has a mainline railway station with direct links into Birmingham and London (fastest journey time currently is 60 minutes). The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are call within a reasonable commuting time. There is also excellent access to East Midlands, Coventry and Birmingham airports.



Accommodation Details - Ground Floor

The front door leads directly into an entrance hall with a straight flight staircase leading to the first floor. A door off to the left leads into a spacious bay fronted sitting room with door leading through to a separate dining room which has double glazed French doors onto the rear garden and access into the modern refitted kitchen comprising a range of eye level and base units with ample preparation surfaces with complementary uplifts, integrated gas hob with oven below and extractor hood above. A further range of integrated appliances includes, fridge freezer and microwave oven. Finally accessed from the attached garage or the rear garden is a separate study/multi purpose room.

First Floor

From the main entrance hall, the staircase rises to the first floor landing with airing cupboard and doors leading off to three excellent size bedrooms and a modern fitted four piece bathroom which includes a shower cubicle with multi jet feature. Bedroom one has a range of fitted furniture, bedroom two has a built in store cupboard and bedroom three is an ideal single room/nursery or additional study.





Outside

Externally to the front of the property is a driveway providing off road parking leading to a 27ft garage leading into the study room with door out to the rear. The garden has a raised paved patio and lawn area with mature borders.



Within close proximity to excellent facilities and amenities, viewing is highly recommended.





Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

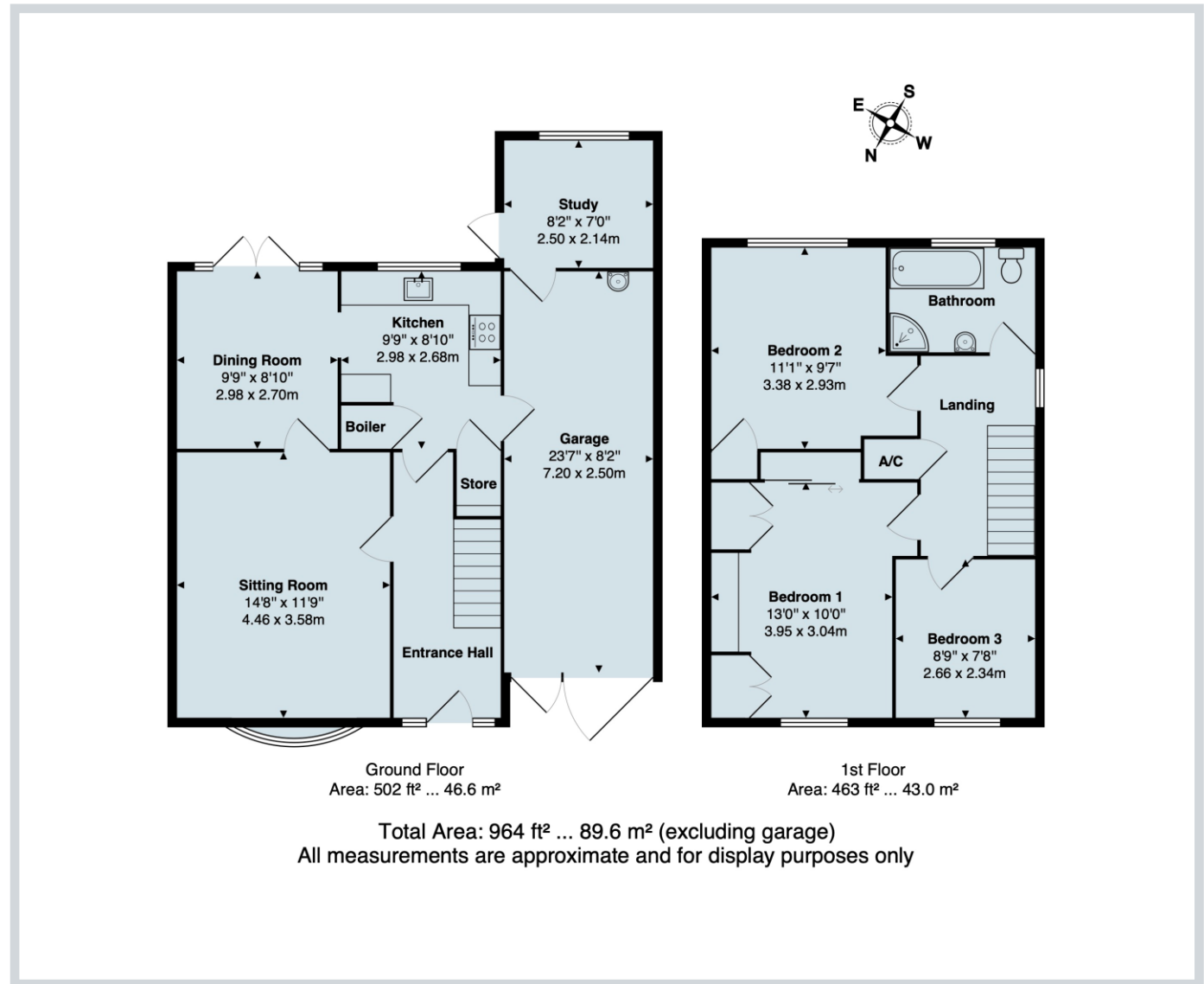
Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band -D

Energy Efficiency Rating			
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		



Howkins & Harrison

15 Market Street, Atherstone, Warwickshire, CV9 1ET

Telephone 01827 718021
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.