



Talland Avenue

Amington, Tamworth, Staffordshire, B77 3RB

Price £214,950

Property Features

- Attractive Semi Detached Property
- Modern Residential Development
- Entrance Hall
- Fitted Breakfast Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Bathroom
- Rear and Fore Gardens
- Tarmacadam Driveway
- No Chain

Full Description

Taylor Cole Estate Agents are pleased to offer 'for sale' this attractive semi detached property located on this highly sought after modern residential development. The property briefly comprises of: entrance hall, fitted breakfast kitchen, spacious lounge, two double bedrooms, bathroom, rear and fore gardens, tarmacadam driveway. No chain.

This well located semi detached home is conveniently positioned only a short distance away from local schooling, shopping amenities and commuter links, with the property itself having a lawned fore garden with shrubbery borders, slabbed path leading to the front entrance door with canopy storm porch over, tarmacadam driveway to the side which provides off road parking facilities and access to the side entrance gate.

ENTRANCE HALL

Accessed via the secure obscure double glazed front entrance door and having staircase off to first floor landing with storage cupboard beneath, ceiling light point, radiator, wall socket, tiled flooring, arch into:

BREAKFAST KITCHEN

10' 0" x 6' 5" (3.05m x 1.96m)

Offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for fridge, recess and point for tumble dryer, built-in 'Hotpoint' oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset sink and drainer unit with hot and cold mixer tap over, wall sockets, continuing breakfast bar with chair recess beneath, matching range of wall units offering further storage space, wall mounted 'Glowworm' boiler, UPVC double glazed window to the front, ceiling light point, tiled flooring.



LOUNGE

14' 2" x 12' 7" (4.32m x 3.84m)

The spacious lounge offers superb floor space for free standing lounge furniture and has a ceiling light point, radiator, wall sockets, telephone connection point (subject to regulations), UPVC double glazed window overlooking the rear garden, double glazed door opening out to the rear patio, wood grain effect flooring.

FIRST FLOOR LANDING

With loft hatch access, ceiling light point, door into the airing cupboard enclosing the pre-lagged hot water tank and towel shelving unit, door into:

BEDROOM ONE

12' 7" x 9' 1" (3.84m x 2.77m)

This double bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

BEDROOM TWO

8' 1" x 12' 7" (2.46m x 3.84m)

Again being a double bedroom and having two UPVC double glazed windows to the front aspect, ceiling light point, wall socket, radiator.

BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m)

This matching suite comprises of a WC, pedestal hand wash basin with hot and cold taps over, panelled bath with hot and cold mixer tap and shower fitment attached, obscure UPVC double glazed window to the side, ceiling light point, radiator, extractor fan.

OUTSIDE

REAR GARDEN

Having a slabbed paved patio area with a large lawned area beyond continuing to all boundaries, timber fencing surround, wide side aspect occupies the left hand side boundary and has a timber side entrance gate opening to the driveway.

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.

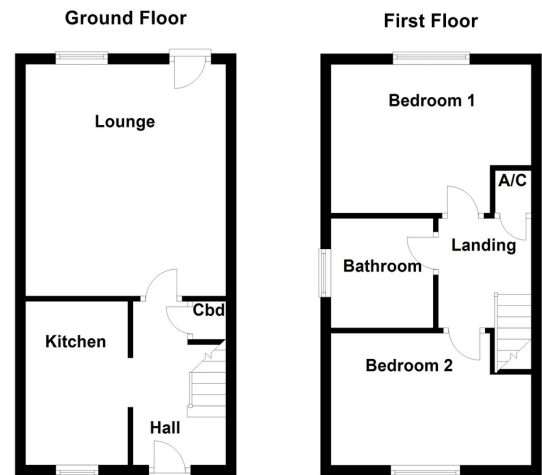


TENURE

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 01827 311412.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 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