

Dryden Road

Tamworth, Staffordshire, B79 8HP

£185,000

Property Features

- Well Presented End of Terraced Residence
- Reception Hallway
- Lounge/Dining Room
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Private Rear Garden
- Popular Residential Location
- Viewing Recommended
- Freehold

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this well presented end of terraced residence situated within this popular residential location. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hallway, lounge/dining room, breakfast kitchen, three bedrooms, family bathroom, private rear garden. Internal viewing is highly recommended.

The property occupies an excellent position, with the property itself being set behind a neat lawned fore garden with shaped border incorporating flowering plants and shrubs, a pathway leads to the side garden gate and front entrance with an obscure UPVC double glazed front door.

RECEPTION HALLWAY

The attractive hallway has a staircase leading off to the first floor landing, ceiling light point, radiator, built-in understairs storage cupboard, laminate flooring, doors to:

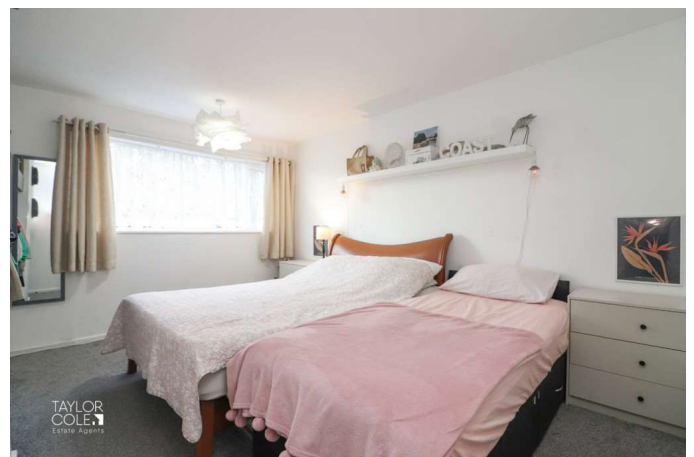
GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wash hand basin, complementary wall tiling, ceiling light point, UPVC double glazed window, radiator.

LOUNGE/DINING ROOM

20' 10" x 10' 11" (6.35m x 3.33m)

This spacious and well presented room has UPVC double glazed sliding patio doors leading out onto the garden patio, UPVC double glazed window to the front, two ceiling light points, coving to ceiling, two radiators, laminate flooring.



BREAKFAST KITCHEN

10' 1" x 9' 9" (3.07m x 2.97m)

Refitted with a range of matching base units and drawers with roll top working surfaces over to include breakfast bar, and having complementary tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap over, built-in stainless steel electric oven with four ring electric hob, recess and plumbing for automatic washing machine, recess and point for additional electrical appliance, further space and point for full height fridge/freezer, additional range of matching wall mounted cupboards, ceiling light point, radiator, UPVC double glazed window and door leading to the rear garden, wood grain effect cushion flooring.

FIRST FLOOR LANDING

With access to loft, ceiling light point, doors to:

BEDROOM ONE

13' 7" x 11' 0" (4.14m x 3.35m)

This double bedroom has a UPVC double glazed window which overlooks the rear garden, ceiling light point, radiator.

BEDROOM TWO

10' 6" x 9' 11" (3.2m x 3.02m)

With a UPVC double glazed window overlooking the rear garden, ceiling light point, built-in wardrobe, radiator.

BEDROOM THREE

10' 5" x 7' 5" (3.18m x 2.26m)

Bedroom three has a built-in wardrobe, ceiling light point, UPVC double glazed window to the front, radiator.

FAMILY BATHROOM

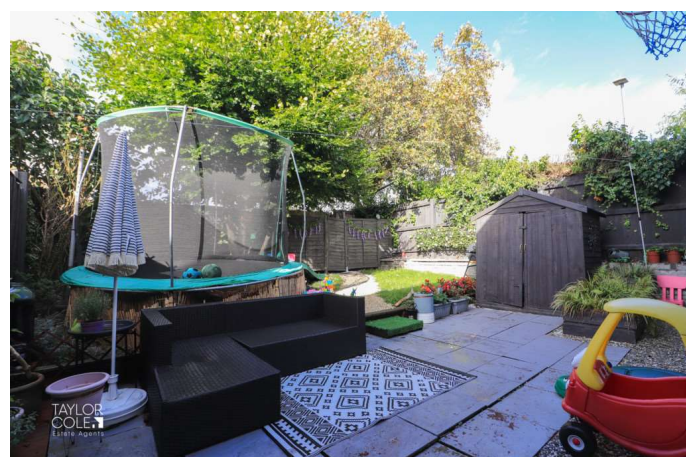
8' 3" x 4' 6" (2.51m x 1.37m)

The bathroom is fitted with a white suite of panelled bath with 'Triton' shower fitment over, close coupled WC and pedestal wash hand basin, with the suite complemented by wall tiling, ceiling light point, obscure UPVC double glazed window, radiator, built-in airing cupboard housing the 'Worcester' combination central heating boiler.

OUTSIDE

REAR GARDEN

The private rear garden has a side entrance gate, neat lawn, paved patio with stone chipped borders, timber raised planters, garden shed, and the garden is bound on all sides by timber fencing.



ANTI MONEY LAUNDERING

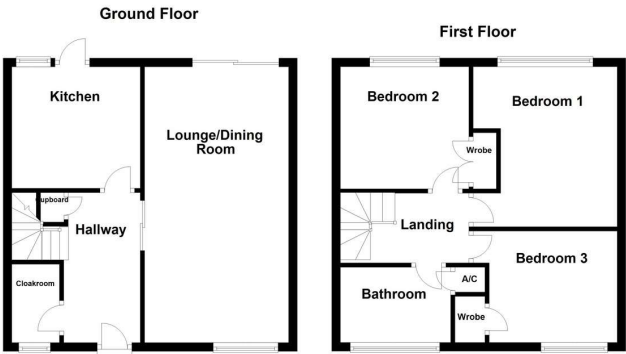
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		77 C
55-68	D		
39-54	E	39 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 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