



Balfour, Tamworth





Property Description

A spacious home with lots to offer, close to the town centre in Tamworth. The property has a driveway to the fore leading to a garage which serves as the properties entrance. The ground floor offers a large kitchen overlooking the enclosed garden, lots of storage space and a guest W.C.

On the first floor there is both a double bedroom with a balcony looking out at the castle along with a good sized lounge with large windows letting in lots of natural light. The second floor has two further double bedrooms and a modern bathroom.

Call today for more information or to see inside.

Guest W.C

W.C, wash hand basin and central heating radiator.

Lounge

15' 7" x 12' 3" (4.75m x 3.73m)

Double glazed window to rear elevation and central heating radiator.

Kitchen

15' 8" x 12' 2" (4.78m x 3.71m)

Double glazed window to rear elevation, door to garden, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for washing machine and cooker and central heating radiator.



Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed window to front elevation, door to balcony and central heating radiator.

Bedroom Two

12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Skylight, panelled bath with shower over and screen, wash hand basin, W.C and heated towel rail.

Front Garden

Driveway providing off road parking and access to garage.

Rear Garden

Slabbed patio, gated rear access and fencing to all boundaries.

Garage

12' 3" x 19' 5" (3.73m x 5.92m)

Double glazed door to front elevation, up and over door and two storage cupboards.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: Awaited

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM206419



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TAM206419 - 0002