



Piccadilly, Piccadilly TAMWORTH

burchell
edwards



Property Description

This charming location is excellent for families with a nearby park and plenty of picturesque scenery to enjoy. The home is set across three floors and begins with a front garden leading to the property itself. There are two reception rooms downstairs currently used as a lounge and a dining room. The kitchen is set to the rear and has a door out to a small courtyard ideal for a bistro table to enjoy a morning coffee. The gated rear access leads to a service road suitable for cars, and then on to the homes enclosed rear garden which offers a fully powered garden office.

The second floor offers two bedrooms and a family bathroom along with stairs to the second floor where you will find an additional bedroom. Call today for more information or to see inside!

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin and central heating radiator.

Lounge

11' 8" x 11' 8" (3.56m x 3.56m)

Double glazed window to rear elevation, central heating radiator and under stairs storage cupboard.

Dining Room

11' 10" x 11' 8" max to recess (3.61m x 3.56m max to recess)

Double glazed window to front elevation and central heating radiator.

Kitchen

15' 4" x 6' (4.67m x 1.83m)

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

Landing

Stairs to second floor accommodation and doors off to:

Bedroom One

11' 8" x 10' 8" max plus wardrobes (3.56m x 3.25m max plus wardrobes)

Double glazed window to front elevation, central heating radiator and two storage wardrobes.

Bedroom Two

11' 9" x 6' 2" (3.58m x 1.88m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

15' 3" max to wardrobes x 11' 9" max (4.65m max to wardrobes x 3.58m max)

Double glazed dormer window to front elevation, central heating radiator and storage wardrobe.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, panelled bath with electric shower over and central heating radiator.

Front Garden

Low maintenance walled front garden.

Rear Garden

Side patio, gated rear access to shared rear access, tarmac area and artificial lawn.

Garden Room

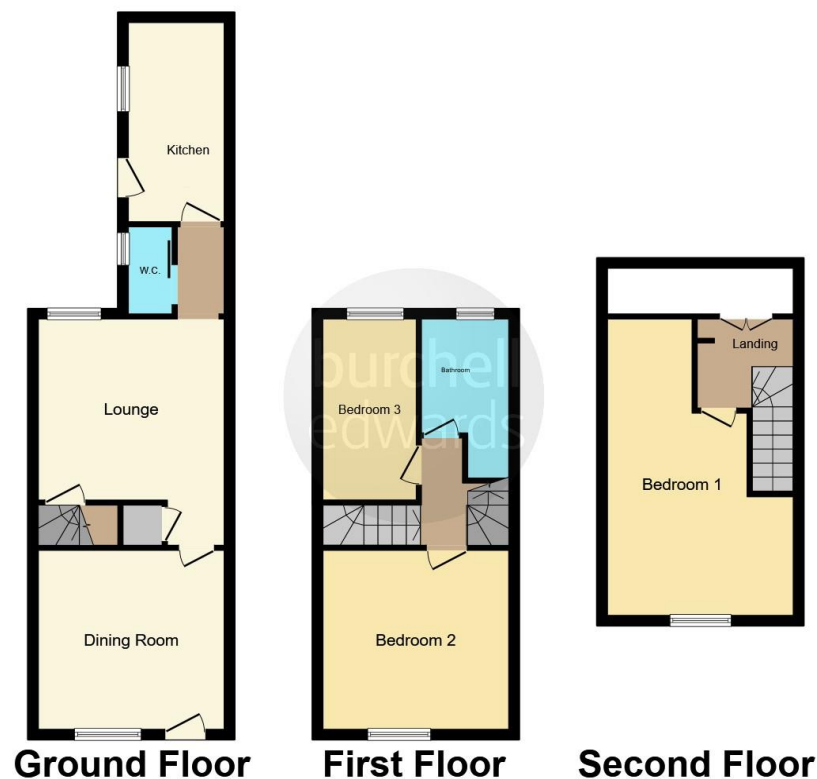
13' 4" max x 7' 9" max (4.06m max x 2.36m max)

Two double glazed windows to side elevation, double glazed French doors, power and lighting.









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

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T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
TAMWORTH B79 7PA

EPC Rating: D

Tenure: Freehold

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