



Castlehall, Tamworth

burchell
edwards



Property Description

The property offers a driveway and extensive car port, as well as a front garden which leads into the entrance porch that offers shoe storage and a designer vertical radiator. Moving inside, the spacious lounge is tastefully decorated and like many of the rooms is fitted with an attractive column radiator. The room is open on to the equally impressive dining room which in turn takes you into the ground floor extension where you will find the kitchen, utility and guest W.C.

Upstairs the three bedrooms are of good sizes and the family bathroom is also in good order. Outside, there is a large tandem car port to the side of the home which leads to the garden and workshop which has been conveniently divided in two to offer flexibility in its use.

Viewings are highly encouraged to take in what's on offer here in this quiet, convenient cul sac setting.

Front Garden

Driveway with off road parking.

Entrance Porch

Double glazed sliding doors and vertical radiator.

Lounge

15' 7" max x 13' 7" max (4.75m max x 4.14m max)
Double glazed window to front elevation and central heating radiator.

Dining Room

15' 8" x 10' 4" (4.78m x 3.15m)
Double glazed window to side elevation, central heating radiator, tiled floor and under stairs storage cupboard.

Kitchen

7' 6" x 11' (2.29m x 3.35m)
Double glazed french doors to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, range cooker, cooker hood and double fridge freezer.

Guest W.C

Double glazed window to side elevation, low level flush W.C, wash hand basin, central heating radiator and space for washing machine.

Landing

Loft access with ladder,

Bedroom One

15' 5" max into recess x 8' 4" max (4.70m max into recess x 2.54m max)

Double glazed window to front elevation, central heating radiator and fitted furniture.

Bedroom Two

9' 2" x 9' 3" (2.79m x 2.82m)

Double glazed window to rear elevation, vertical central heating radiator and built in storage.

Bedroom Three

6' 8" max x 10' 6" max (2.03m max x 3.20m max)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, bath with electric shower over, W.C, wash hand basin, speaker inset to ceiling, central heating radiator and clad walls.

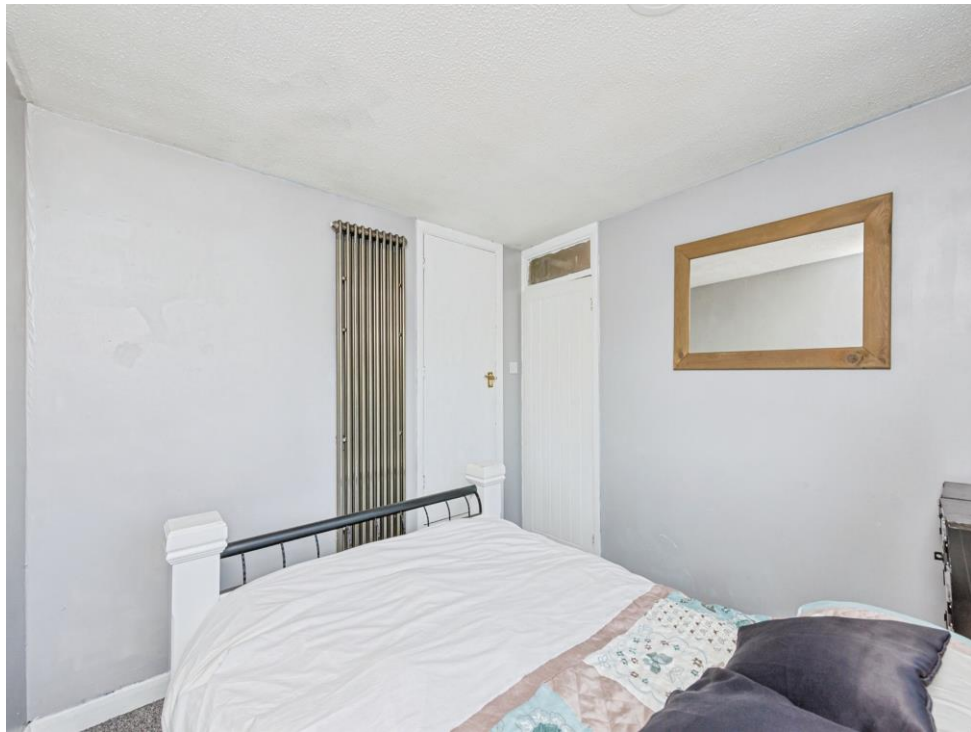
Rear Garden

Slabbed patio area and fencing to boundaries.

Workshop/ Garden Storage

Built in storage divided in to two with 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

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: D Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM206909



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: TAM206909 - 0003