



Sorrel, Tamworth

burchell
edwards



Property Description

Immaculately presented, this ground floor home is well priced and offered to market with no onward chain- an ideal home for a first time buyer or someone looking to downsize. Investors should also take note as the property is ready to go straight away!

The property offers a welcoming entrance hall with lots of storage. The large lounge has a door opening out to the rear and access to the kitchen. The property is completed by a well presented bathroom and a very large bedroom. Call today for more information and to see inside!

Entrance Hallway

Door to front elevation, central heating radiator and two built in storage cupboards.

Lounge

13' 8" max x 12' 10" max (4.17m max x 3.91m max)
Double glazed windows to front and rear elevations, double glazed door to rear courtyard and central heating radiator.

Kitchen

10' 6" max x 7' 9" max (3.20m max x 2.36m max)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for cooker, extractor hood, tiling to splash prone areas, space and plumbing for washing machine.

Bedroom One

13' 8" x 8' 10" (4.17m x 2.69m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Panelled bath with shower over, W.C, wash hand basin, central heating radiator, storage cupboard and tiling to splash prone areas.

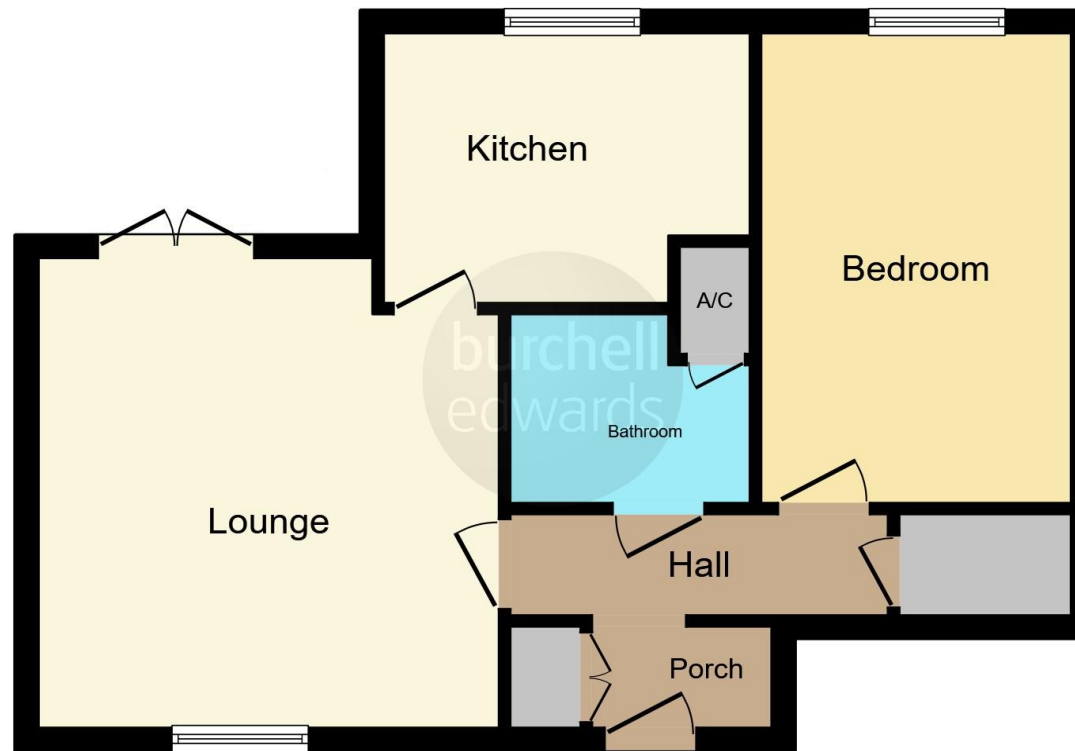
Courtyard

Paved patio.









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

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1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM206945

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: TAM206945 - 0004