



St. Andrews, Tamworth

burchell
edwards



Property Description

This charming family home has lots to offer and sits in a quiet position on one of Tamworth's most desirable residential estates.

The property begins with a welcoming front garden and spacious driveway which leads to the home, where you will find on the ground floor a welcoming entrance hallway, guest W.C, spacious lounge, separate dining room and a well-equipped kitchen overlooking the rear garden. Upstairs hosts three bedrooms and a modern shower room which is contemporary in style.

The home and location are both sure to please so call today for more information and to see inside.

Entrance Porch

Double glazed window to side and front elevation.

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Guest W.C

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

Lounge

13' 10" x 12' 9" max (4.22m x 3.89m max)
Double glazed window to front elevation and central heating radiator.

Dining Room

15' 9" x 8' 1" (4.80m x 2.46m)
Double glazed window to front elevation, central heating radiator and loft access.

Kitchen

10' 10" x 15' 10" (3.30m x 4.83m)
Being fitted to comprise of a range of wall and base units with worksurfaces over incorporating a breakfast bar, tiling to splash back areas, stainless steel sink and drainer with mixer tap, gas cooker point with extractor fan over, plumbing for dishwasher and double glazed window to the rear elevation.

Utility Room

Double glazed window to rear elevation, door to rear elevation, wall and base storage units, space for washing machine and central heating boiler.

Conservatory

6' 7" x 9' 6" (2.01m x 2.90m)

Sliding patio doors to rear elevation.

Landing

Double glazed window to side elevation and airing cupboard.

Bedroom One

14' 1" max to wardrobe x 9' 4" plus door recess (4.29m max to wardrobe x 2.84m plus door recess)

Two double glazed windows to front elevation, central heating radiator and fitted wardrobes.

Bedroom Two

9' x 9' 3" (2.74m x 2.82m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

9' x 6' 7" (2.74m x 2.01m)

Double glazed window to rear elevation and central heating radiator.

Shower Room

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

Front Garden

Lawned area and tarmac driveway providing off road parking.

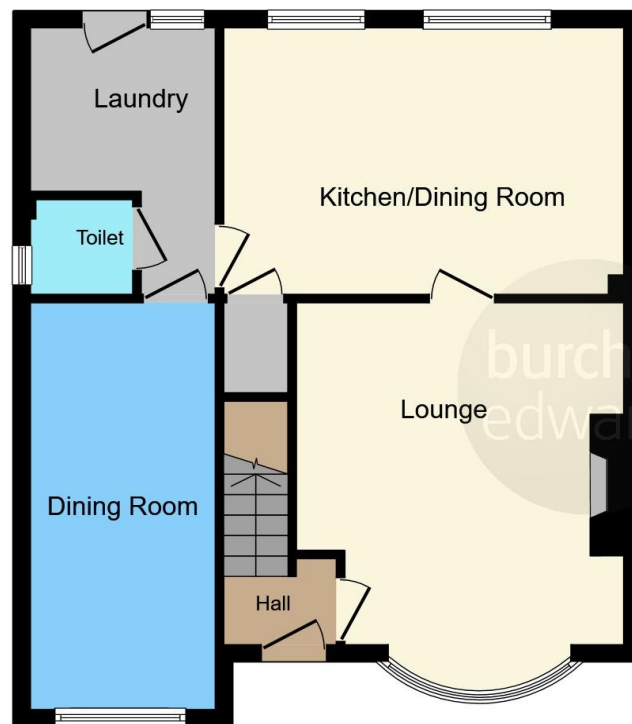
Rear Garden

Patio area, laid to lawn, fencing to all boundaries, storage shed, mature trees and shrubs.

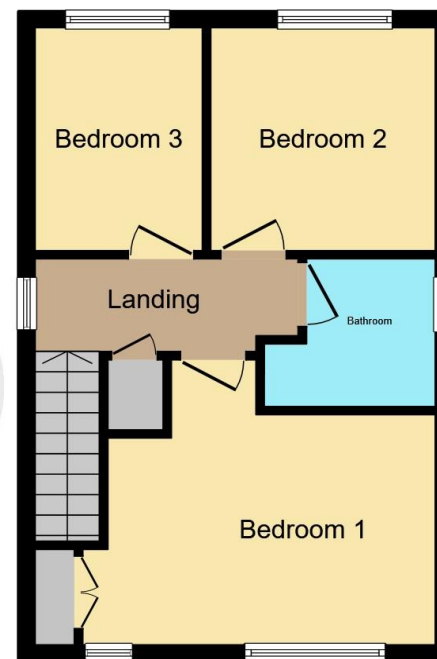








Ground Floor



First Floor

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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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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