



Ashdale Road, TAMWORTH





Property Description

We are pleased to offer this fabulously presented self build detached family home which is set in a popular cul-de-sac location. This property must be viewed to appreciate the size and standard of accommodation on offer, which comprises of, porch, reception hallway, lounge, dining kitchen, utility room, shower room, first floor landing with three good sized bedrooms and a family bathroom.

Approach

Tarmac driveway for several cars

Entrance Hall

Tiled flooring and radiator.

Cloakroom

Low level flush WC, wash hand basin and walk in shower cubicle.

Lounge

17' 4" x 11' 9" max (5.28m x 3.58m max)
Double glazed window to the front aspect and radiator.

Kitchen / Diner

17' 5" x 11' 4" max (5.31m x 3.45m max)
Double glazed window to the rear, a range of wall and base units with work surfaces over, sink and drainer unit, central island, oven and grill, five ring gas hob, central heating combination boiler and radiator.

Rear Lobby

Door to garden and utility room.

Utility Room

Space for washing machine and robotic floor cleaner to remain.

Study

7' 2" x 6' 11" (2.18m x 2.11m)

Power and lighting and door to storage area.

Storage Area

Roller shutter, power and lighting.

Family Room / Bedroom Four

13' max x 10' 11" (3.96m max x 3.33m)

Double glazed window to the rear and electric wall heater.

Landing

Double glazed window to the side and radiator.

Bedroom One

17' 6" into wardrobe x 9' 8" (5.33m into wardrobe x 2.95m)

Double glazed window to the front, radiator, built in closet space and fitted bedroom furniture.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Double glazed window to the rear and radiator.

Bedroom Three

11' 4" x 7' 5" (3.45m x 2.26m)

Double glazed window to the rear and radiator.

Bathroom

Double glazed window to the side, radiator, panelled bath with shower screen and shower over, low level W.C., wash hand basin and tiled walls.

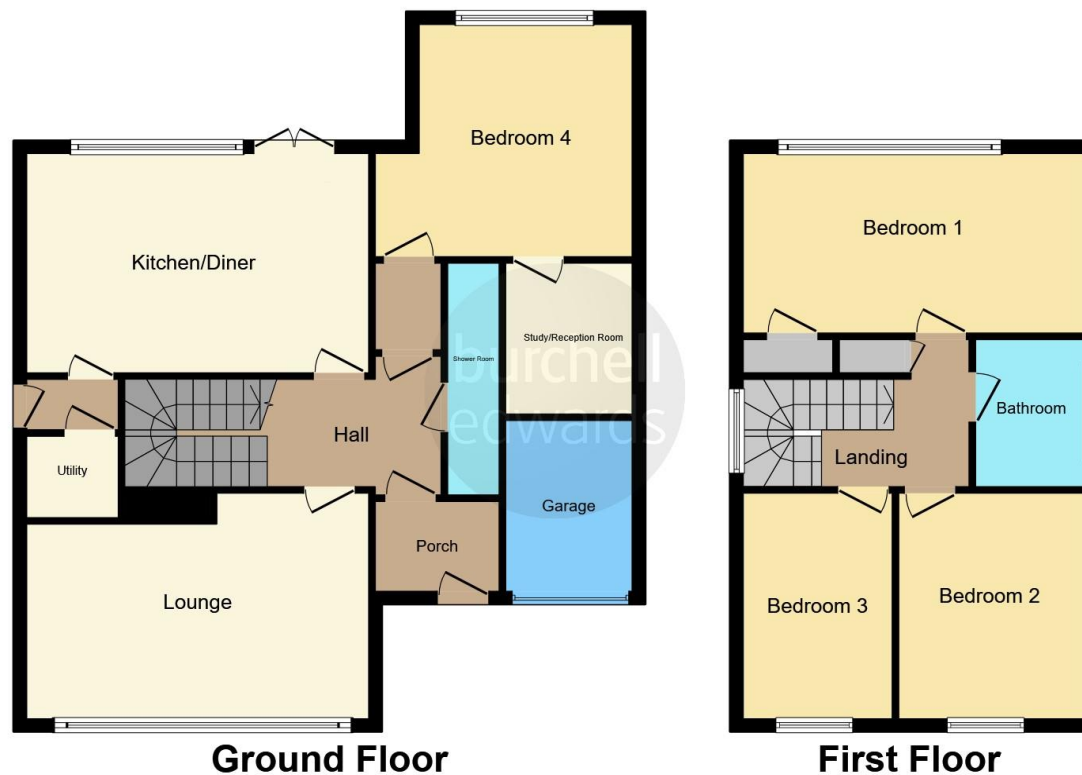
Rear Garden

Slabbed patio, decking, fenced surround, storage shed and gated side access.









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: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/TAM207215



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: TAM207215 - 0006