



Derwent, Tamworth

burchell
edwards



Property Description

Set in a cul de sac, this three bedroom semi detached property could be your perfect home! There is a garden and driveway to the front and the ground floor offers a lounge and kitchen with a dining area.

Upstairs there are three bedrooms and a family bathroom. A private rear garden rounds off this fantastic property- call us today for more information and to see inside!

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hallway

Central heating radiator and storage under stairs.

Lounge

Double glazed window to rear elevation, door to garden and central heating radiator.

Kitchen

Two double glazed windows to front 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, central heating radiator, cooker hood and under stairs storage cupboard.

Landing

Loft access via hatch and all doors off.

Bedroom One

Double glazed window to front elevation and central heating radiator.

Bedroom Two

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

Double glazed window to rear elevation and central heating radiator.

Bathroom

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

Front Garden

Driveway providing off road parking.

Rear Garden

Low maintenance slabbed rear garden.

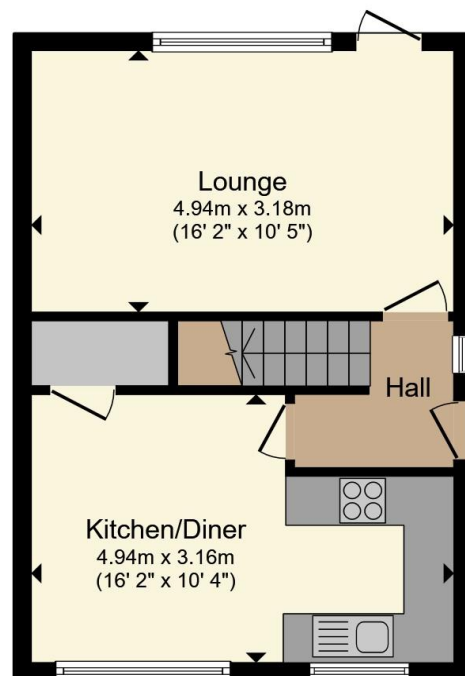
Garage

Up and over door to front elevation.

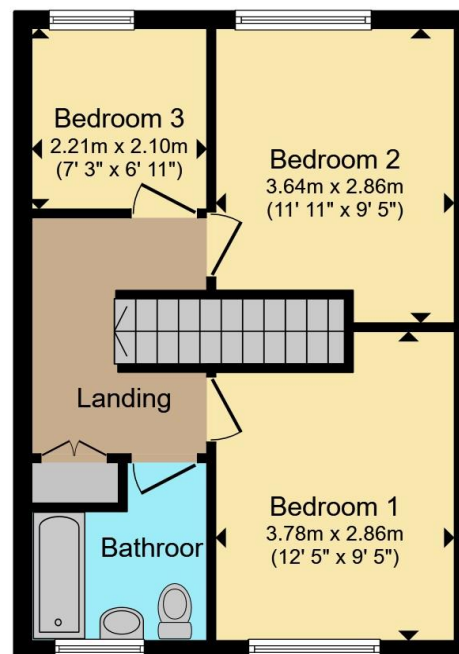








Ground Floor



First Floor

Total floor area 75.7 m² (815 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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1 Bolebridge Street
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EPC Rating: C Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM207517

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1970. 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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