



Tamworth Road
Two Gates, Tamworth, B77 1EG

£340,000

Property Features

- Investment opportunity – established HMO being sold with sitting tenants in place
- Five bedrooms arranged over three floors
- Spacious accommodation
- Communal Living room and separate ground floor bedroom
- Ground Floor Communal Shower Room
- Top Floor Bedroom With Own Kitchen And En-Suite
- On Road Parking
- Private Rear Garden
- No Chain
- Close to local amenities



Full Description

This substantial property on Tamworth Road, Two Gates is currently operating as a House in Multiple Occupation (HMO) and is offered for sale with the current sitting tenants in place, presenting an immediate investment opportunity. The accommodation is arranged over three floors and provides five bedrooms along with communal living spaces and shower facilities.

THE FORE

The property is set back from the road behind a small frontage, offering a traditional appearance in keeping with the surrounding area. There is a pathway leading to the main entrance door. On street parking is available, providing convenience for residents and visitors.



GROUND FLOOR

The ground floor comprises a communal living room positioned centrally within the property, providing shared space for tenants. To the rear, there is a fitted kitchen with access to a shower room. A ground floor bedroom is located towards the front of the property, offering convenient single level accommodation.



LIVING ROOM

11' 9" x 11' 9" (3.58m x 3.58m)

KITCHEN

6' 5" x 11' 7" (1.96m x 3.53m)

SHOWER ROOM

2' 8" x 6' 6" (0.81m x 1.98m)

BEDROOM ONE

8' 2" x 8' 2" (2.49m x 2.49m)



FIRST FLOOR

The first floor hosts three further bedrooms, all accessed from the landing. The layout provides well proportioned rooms suitable for continued HMO use, along with access to the staircase leading to the upper floor.

BEDROOM TWO

11' 9" x 11' (3.58m x 3.35m)

BEDROOM THREE

6' 7" x 11' 8" (2.01m x 3.56m)

BEDROOM FOUR

8' 9" x 8' 9" (2.67m x 2.67m)

SECOND FLOOR

The top floor features an additional bedroom along with a separate shower room and a kitchen area, creating a more self contained living space for the occupant of this level.

BEDROOM FIVE

10' 7" x 17' 1" (3.23m x 5.21m)

SHOWER ROOM

2' 4" x 7' 2" (0.71m x 2.18m)

THE REAR

To the rear, the property benefits from a garden area, providing outdoor space for tenants. It offers potential for low maintenance use, which is suitable for this rental property.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

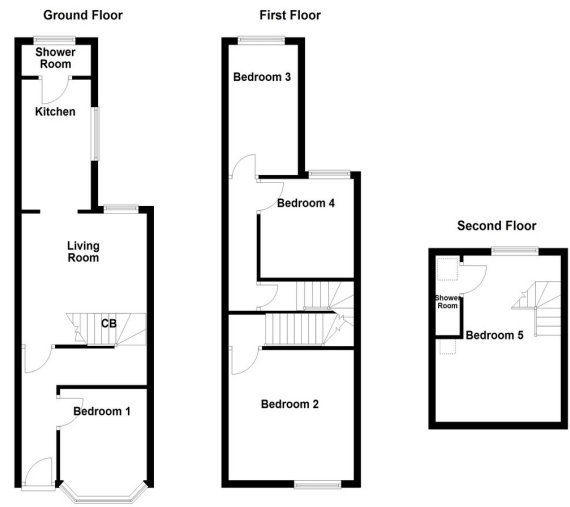
TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements