



Blackfriars Close, Tamworth

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Property Description

This three bedroom home offers a decorative front garden and driveway. The property itself comprises of an entrance hall, guest W.C., kitchen and lounge on the ground floor with three bedrooms and a family bathroom upstairs.

The cul de sac setting is close to town and has excellent transport links to the wider area. There is a bus route on the nearby Lichfield Road, further adding to the convenience. The home is currently leasehold but is being sold as freehold upon completion. Call us today for more information and to see inside!

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Guest W.C

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

Lounge

15' 1" max x 13' 6" max (4.60m max x 4.11m max)

Kitchen

11' 4" x 7' (3.45m x 2.13m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, space for fridge and central heating radiator.

Conservatory

12' 3" x 7' 9" (3.73m x 2.36m)

Double glazed windows to rear and side elevations and French doors to garden.

Landing

Central heating radiator.

Bedroom One

11' 5" to wardrobe x 8' 8" (3.48m to wardrobe x 2.64m)

Bedroom Two

7' 4" x 7' 3" (2.24m x 2.21m)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' x 7' 5" (1.83m x 2.26m)
Double glazed window to rear elevation and central heating radiator.

Bathroom

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

Front Garden

Tarmac driveway providing off road parking and decorative slate chip garden.

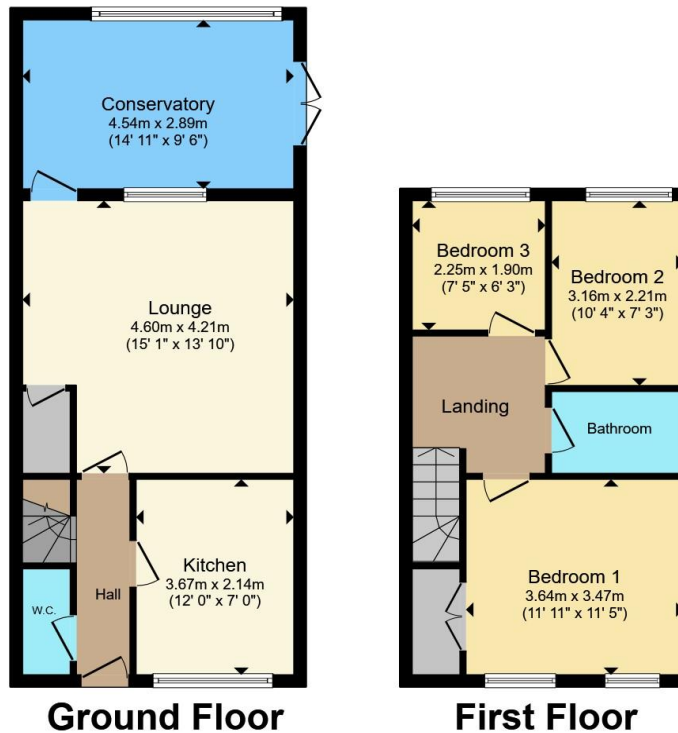
Rear Garden

Laid to lawn, patio area and fencing to all boundaries.









Total floor area 87.6 m² (943 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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EPC Rating: Awaited
Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/TAM207666

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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: TAM207666 - 0003