

FOR SALE

£250,000 Freehold



## New Row, Drayton Bassett, Tamworth, Staffordshire. B78 3TY

- DELIGHTFUL TERRACED COTTAGE
- THREE BEDROOMS
- ATTRACTIVE LOUNGE
- REFITTED KITCHEN
- REFITTED GROUND FLOOR SHOWER ROOM
- PARKING TO REAR
- GOOD SIZE GARDEN

## PROPERTY DESCRIPTION

This delightful refurbished terraced cottage occupies a very pleasant position in this popular village being directly opposite the village school. There is a church and working mens club in the village, whilst local shops are 2 or 3 minutes drive away in Fazeley village. Tamworth town centre with all its amenities is approximately 5 miles distance and the residence is well placed for daily access to Birmingham.

Constructed in brick beneath a pitched tiled roof the residence stands back and above the level of the roadway behind a deep foregarden having concrete paved pathway to the front door flanked on either side by lawn.

Having been very well maintained, the gas centrally heated double glazed accommodation briefly comprises:



## ROOM DESCRIPTIONS

### TILED CANOPY PORCH

with obscured glass part glazed white UPVC framed double glazed entrance door to

### LOBBY HALL

with

### USEFUL UNDERSTAIRS STORE CUPBOARD OFF

### LOUNGE (FRONT)

13' 11" x 11' 10" (4.23m x 3.61m) having small pane effect window to foregarden and panel radiator.

Leading off to the rear is a

### FURTHER LOBBY

with part glazed white UPVC framed door to the rear.

Also leading off is the

### REFITTED KITCHEN

9' 3" x 7' 4" (2.83m x 2.24m) having range of built in white fronted units beneath high gloss granolithic effect work surfaces, including work surface with inset stainless steel sink and drainer complete with mixer taps, flanked by L-shaped work surface with inset ceramic hob and having built in electric oven, cupboards and drawers under, range of matching wall mounted cupboards including a brushed steel extractor above the hob, small pane effect window to rear, cooker panel and power points. Here also located in its own wall mounted cupboard is the combination gas fired boiler which provides central heating and domestic hot water.

Also leading off the front hall is the:-

### REFITTED SHOWER ROOM

having suite comprising shower cubicle, wash basin and close coupled w.c., obscured glass window and chrome heated towel rail.

### STAIRWAY from REAR LOBBY to FIRST FLOOR LANDING

having feature four leaf clover shaped window and panel radiator.

Leading off are

### THREE GOOD BEDROOMS

#### BEDROOM ONE (FRONT)

14' x 11' 11" (4.26m x 3.62m) having window to foregarden and feature open fireplace.

#### BEDROOM TWO (REAR) This is an L-shaped room

9' 5" x 10' 10" (2.86m x 3.30m) into wide recess, narrowing to 2.26m) having window to rear vehicular access and good size rear garden beyond.

#### BEDROOM THREE (FRONT)

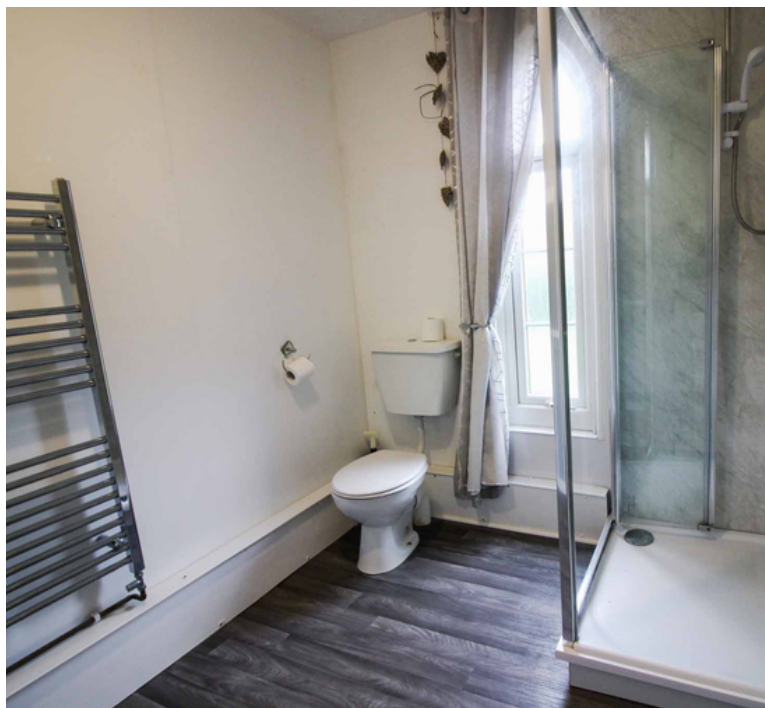
9' 2" x 7' 6" (2.80m x 2.28m) having window to foregarden and panel radiator.

### OUTSIDE

To the rear of the property is a vehicular right of way shared with the adjoining properties, beyond which is ample parking for three cars.

### SIZEABLE REAR GARDEN

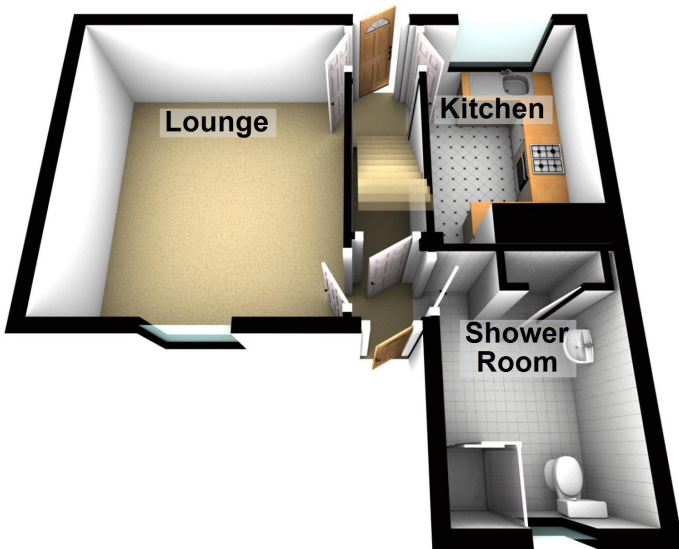
enclosed on two sides by close board fencing.





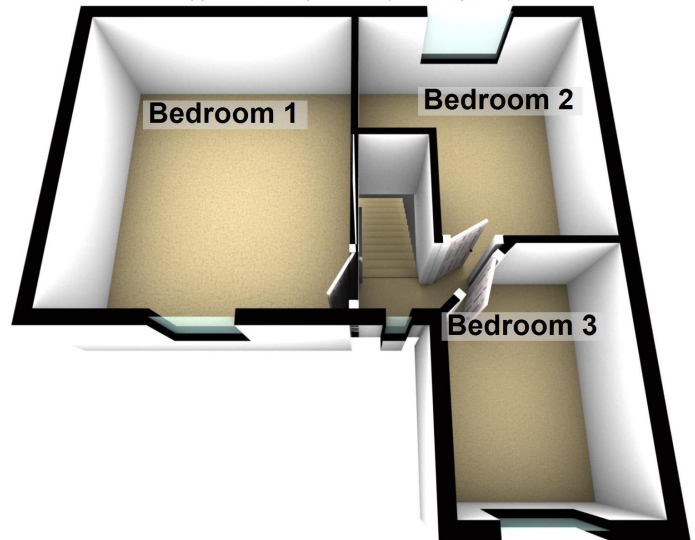
**Ground Floor**

Approx. 34.2 sq. metres (368.4 sq. feet)



**First Floor**

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 68.4 sq. metres (736.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>61</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Tamworth office  
 5a, Victoria Road, Tamworth, B79 7HL  
 01827 66206  
 salesenquiries@tamworth-homes.co.uk