

£875 pcm



Regal Close, TAMWORTH.

B77 1GT

- 2 BED ROOMED TOWN HOUSE
- GOOD SIZE LOUNGE
- UNFURNISHED
- SEPARATE KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC - C
- BOND £1000

PROPERTY DESCRIPTION

This attractive modern town house occupies a convenient position off the B5404 (former A5) between Fazeley village centre and Two Gates cross roads. All the usual amenities are within comfortable reach including good local shops, regular bus services and schools. Tamworth town centre is just over 2 miles distance.

The gas centrally heated, double glazed accommodation which has been redecorated and fitted with new carpets briefly comprises:-



ROOM DESCRIPTIONS

PART GLAZED DOOR TO THROUGH HALL WITH PANEL RADIATOR AND UNDERSTAIRS STORE CUPBOARD OFF.

WELL PROPORTIONED LOUNGE (REAR)

4.01m x 3.53m (13' 2" x 11' 7") having patio doors and window to rear garden and panel radiator.

SEPARATE FITTED KITCHEN

3.50m x 2.04m (11' 6" x 6' 8") having range of built in cream fronted units beneath butchers block effect work surfaces with inset four ring gas hob and built in electric oven and having cupboards, drawers and recess under for automatic washing machine and further recess for a tall fridge freezer, built in filter above the hob, tiled splash surround, window to foregarden and panel radiator. Here also located in its own cupboard is the wall mounted combination gas fired boiler which provides central heating and domestic hot water.

ALSO LEADING OFF THE RECEPTION HALL IS A

FULLY FITTED CLOAKROOM

having white suite comprising wash hand basin H&C and close coupled WC, obscured glass window and panel radiator.

STAIRWAY FROM HALL TO FIRST FLOOR LANDING

having ceiling hatch to loft area and off which lead

TWO GOOD BEDROOMS AND BATHROOM

BEDROOM ONE (REAR)

3.99m (into recess) x 2.44m (13' 1" x 8') having built door wardrobe, panel radiator and window to the rear garden.

BEDROOM TWO (FRONT)

3.00m (excluding built in wardrobe) x 2.37m (9' 10" x 7' 9") (excluding door recess) having wide picture window to foregarden, built in small wardrobe and shelved storage cupboard and panel radiator.

BATHROOM

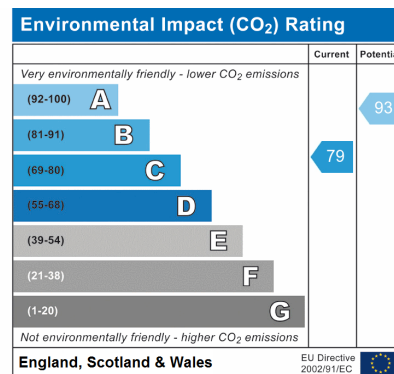
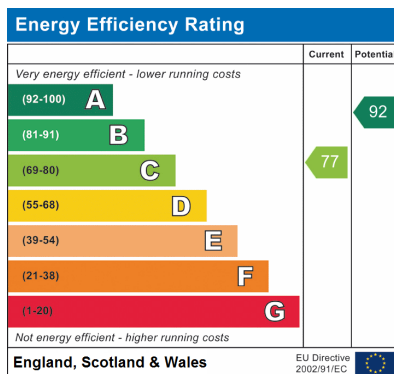
having white suite comprising panel bath with mixer taps and plumbed in shower, wash basin set in vanity unit and boxed in close coupled WC, the bath and wash basin having tiled splash surround extending to full height around the bath, ceiling mounted extractor and chrome heated towel rail.

OUTSIDE

WELL ENCLOSED FAIRLY COMPACT GARDEN AREA

having decking area, the remainder being mostly lawn with timber garden shed towards the rear boundary, the garden is enclosed on all sides by tall close board and feather board fencing and there is a gated pedestrian access to the rear.





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