



31 Bamford Street, Glascote, Tamworth, Staffordshire,
B77 2AT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

31 Bamford Street, Glascote, Tamworth, Staffordshire, B77 2AT

£230,000

Bill Tandy and Company are delighted to offer for sale this traditional double fronted semi detached home, situated within the popular residential cul de sac of Bamford Street. There are a range of amenities within walking distance in Glascote, and the town centre of Tamworth is a short distance away. The property, which needs to be viewed to be fully appreciated, comprises entrance hall, lounge and sitting room/dining room both to the front, conservatory to the rear, modern fitted kitchen, utility room, two generously sized first floor bedrooms and bathroom. One of the distinct features of the property is its superb sized rear garden, and internal viewings are strongly recommended to take full advantage of this rare opportunity.



ENTRANCE HALL

approached via a UPVC double glazed front door and having stairs to first floor and doors open to:

SITTING/DINING ROOM

3.81m x 3.15m (12' 6" x 10' 4") having double glazed windows to front, radiator, door to the rear conservatory and a feature and focal point centrally positioned fireplace having a slate style hearth, cast-iron inset with wooden surround and mantel above housing a gas fire.

LOUNGE

3.82m x 3.47m (12' 6" x 11' 5") having double glazed windows to front, radiator, useful under stairs store cupboard, LVT Karndean flooring and recessed fireplace with chimney breast, wooden mantel beam and space and provision for a wall mounted T.V.

KITCHEN

2.61m x 2.59m (8' 7" x 8' 6") having laminate flooring, door to conservatory, double glazed window to side, modern units comprising base cupboards and drawers surmounted by round edge work tops, wall mounted cupboards, tiled surround, inset Electrolux oven and grill, five ring gas hob with contemporary black extractor canopy hood above and radiator.

UTILITY ROOM

2.56m x 1.80m (8' 5" x 5' 11") having double glazed windows to rear and side, tile look laminate flooring, base cupboards with work tops above, spaces ideal for fridge/freezer, washing machine and dishwasher, inset stainless steel one and a half bowl sink and tiled splashback surround.

UPVC DOUBLE GLAZED CONSERVATORY

4.76m x 2.16m (15' 7" x 7' 1") having feature slate tiled floor, centrally positioned French doors opening to the patio area and designer upright radiator.



FIRST FLOOR LANDING

having ceiling spotlighting and doors opening to:

BEDROOM ONE

3.84m x 3.18m (12' 7" x 10' 5") having double glazed windows to front and rear, radiator and useful over stairs wardrobe.

BEDROOM TWO

3.88m max x 3.49m (12' 9" max x 11' 5") having double glazed windows to front and radiator.

BATHROOM

2.62m x 2.59m (8' 7" x 8' 6") having black towel rail, double glazed window to rear, modern suite comprising wash hand basin, low flush W.C., shower cubicle with Triton shower appliance over and free-standing bath, ceiling spotlighting, loft access, slate tiled floor and boiler cupboard housing the Worcester boiler.



OUTSIDE

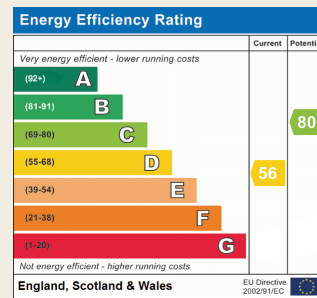
To the front of the property is a path leading to the front entrance door and there is a walled boundary to the front. To the rear is a paved patio area ideal for entertaining with external security light and tap. Set beyond is a shaped lawned area with terraced area to the rear, gravelled border and fenced and walled surround. A side gate provides access to the front.

COUNCIL TAX

Band B.

FURTHER INFORMATION/SUPPLIERS

Mains drainage- South Staffs Water. Electric and Gas supplier - EON Energy. T.V and Broadband – Virgin. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



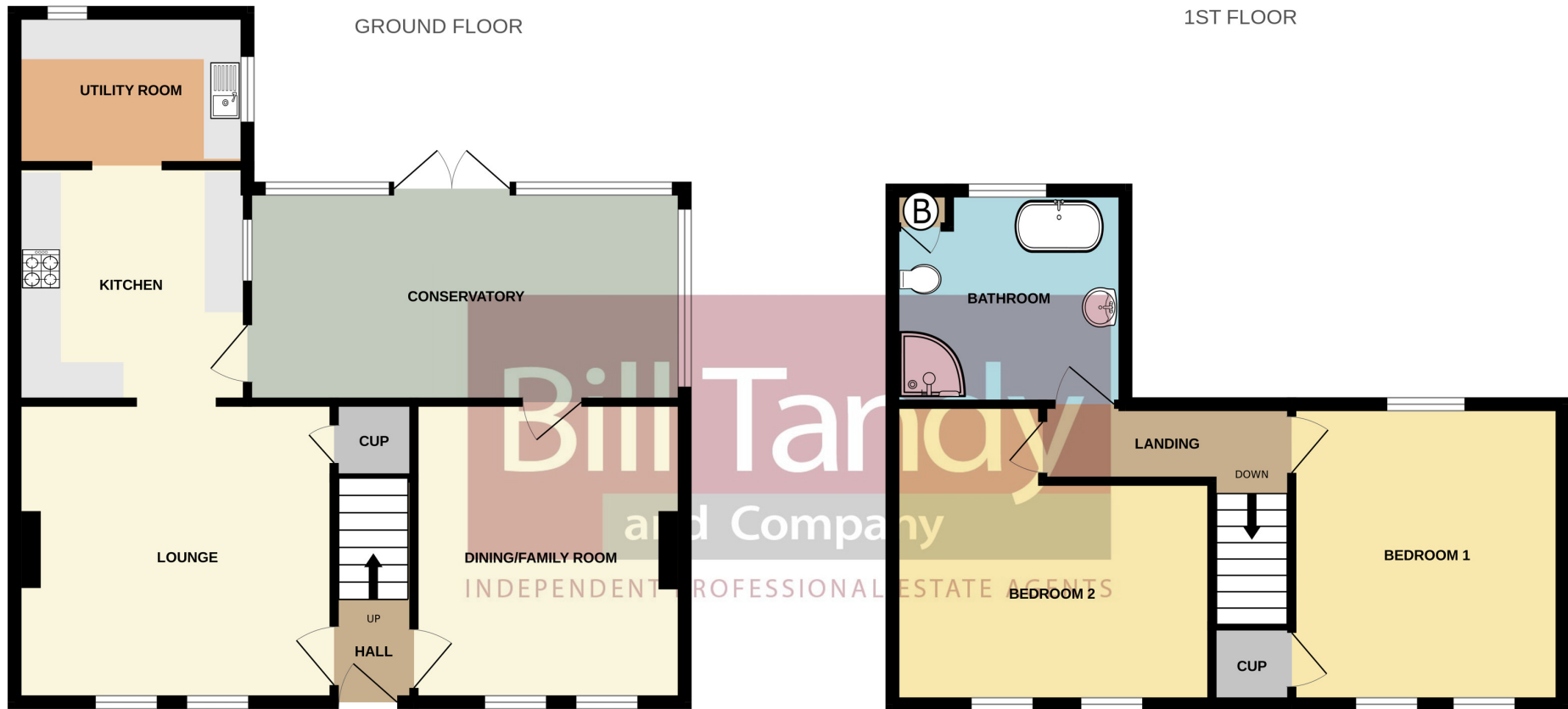
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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