

REDUCED

£149,450 Freehold



Brain Street, Glascote, Tamworth, Staffordshire. B77 2DJ

- TRADITIONAL TERRACED RESIDENCE
- QUIET CUL-DE-SAC POSITION
- TWO BEDROOMS
- TWO RECEPTIONS
- SEPARATE KITCHEN
- FIRST FLOOR BATHROOM
- CELLAR
- WIDE REAR GATE
- NO UPWARD CHAIN
- FREEHOLD



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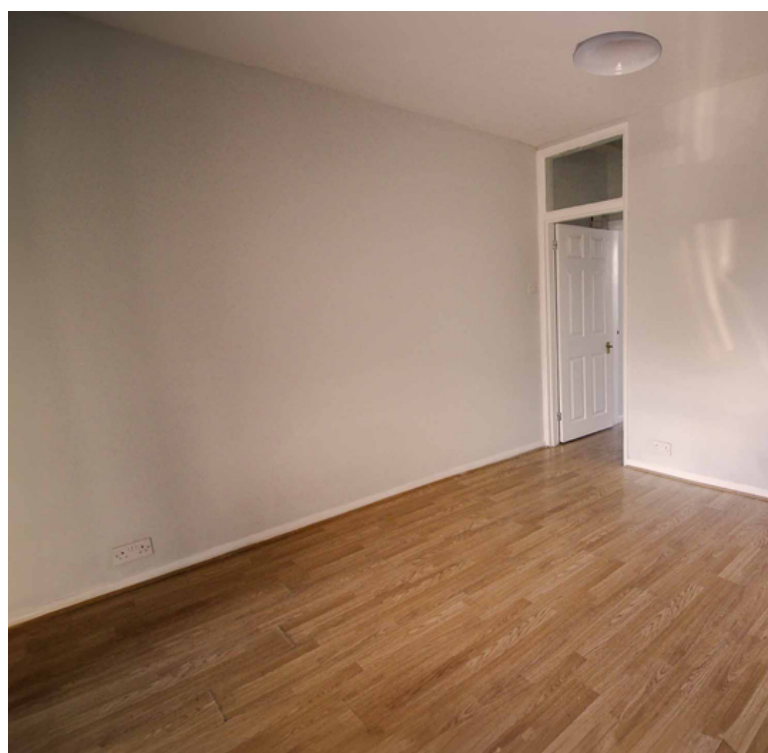
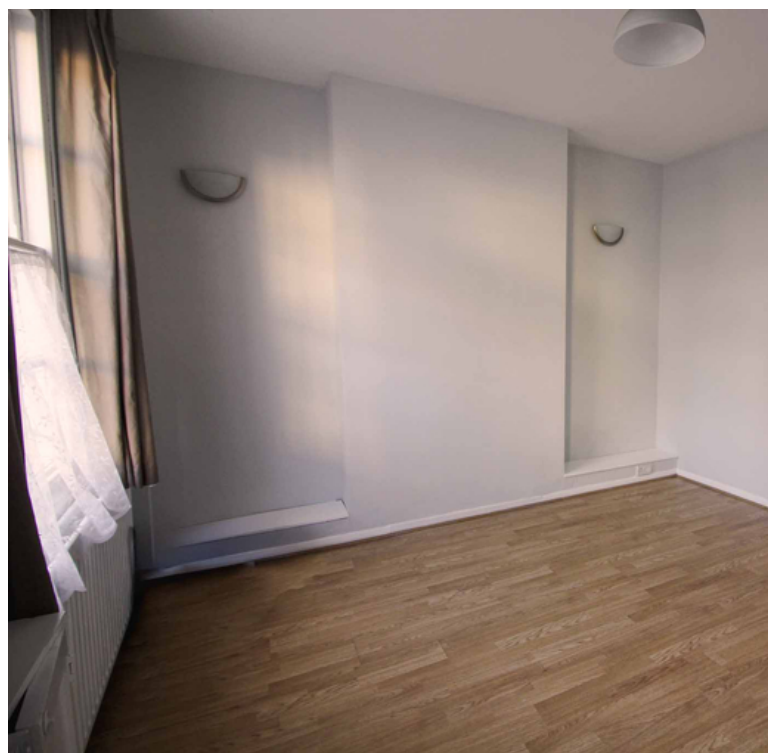
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PROPERTY DESCRIPTION

This delightful traditional terraced residence offers tremendous potential and is situated in a quiet cul-de-sac with blue brick pavements offering a distinctly Dickensian feel. All the usual amenities are within comfortable reach including regular bus services, local shops and all grades of school. Tamworth town centre is approximately 1½ miles distance whilst access to the M42 is just two or three minutes drive away.

Constructed in brick, the house fronts directly to the wide blue brick paved pavement.

Having the benefit of gas central heating via radiators, the accommodation comprises:



ROOM DESCRIPTIONS

PART GLAZED ENTRANCE DOOR TO

FRONT RECEPTION ROOM

3.88m x 3.5m (12' 9" x 11' 6") having small pane sash window to roadway, wood strip effect laminate flooring, pendant light fitment and two wall lights and double panel radiator.

SMALL INNER LOBBY GIVES ACCESS TO THE

REAR RECEPTION ROOM

3.86m x 3.56m (12' 8" x 11' 8") having built in full height double door storage cupboards, white fireplace surround, pendant light fitment and two wall lights, window to rear garden, double panel radiator and wood strip laminate flooring.

SEPARATE KITCHEN

2.62m x 2.15m (8' 7" x 7' 1") having charcoal grey ceramic tiled flooring and range of wood grain effect fronted units beneath granolithic effect work surfaces, incorporating stainless steel sink and drainer with four ring gas hob and built in electric oven, cupboards, drawers and recess under for automatic washing machine, matching wall mounted cupboards, extractor above the hob, window to rear garden, fully glazed side exit door and double glazed window to rear garden.

LEADING OFF THE REAR RECEPTION ROOM IS AN ACCESS DOOR TO A FLIGHT OF STAIRS TO THE CELLAR

STAIRWAY FROM INNER LOBBY LEADS TO FIRST FLOOR LANDING OFF WHICH LEADS

TWO BEDROOMS AND BATHROOM

BEDROOM ONE (FRONT)

3.88m x 3.51m (12' 9" x 11' 6") again having small pane sash window to roadway and panel radiator.

BEDROOM TWO (REAR)

2.88m x 2.42m (9' 5" x 7' 11") having window to rear garden and double panel radiator.

BATHROOM

having white suite comprising panelled bath complete with mixer taps with shower attachment and tiled splash surround, pedestal wash basin and close coupled WC, obscured glass window and double panel radiator.

CUPBOARD OFF

housing the Baxi combination gas fired boiler which provides central heating and domestic hot water.

ALSO LEADING OFF THE LANDING

is a spacious storage cupboard with ceiling hatch to the loft area. This offers the possibility of creating a useful loft room subject to planning permission.

OUTSIDE.

BLUE BRICK PAVED YARD

complete with brick store in need of attention, beyond which is a

GOOD SIZED REAR GARDEN

having concrete flagged pathway, lawn and hard standing towards the rear. The garden also enjoys the benefit of

WIDE REAR GATE

from Carisbrooke..





Total area: approx. 79.8 sq. metres (859.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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