

33 Coronation Street, Tamworth, Staffordshire, B79 7ES

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 33 Coronation Street, Tamworth, Staffordshire, B79 7ES

### £189,950 Offers Over

Bill Tandy and Company are delighted to offer for sale this traditional end terraced cottage superbly positioned at the head of this cul de sac location. One of the distinct features of the property is its superb position located on the edge of Tamworth town centre, whilst being within walking distance of a range of amenities found in the town centre and train and bus routes. With this in mind the property is ideal for the commuter with access to both Birmingham and London. The property provides deceptively spacious accommodation and we strongly urge internal viewings for the property to be fully appreciated. The accommodation comprises a sitting room to the front with feature fireplace, dining room with log burner opening to the fitted kitchen, rear porch/laundry, guests cloakroom, two generously sized first floor double bedrooms, a third bedroom which was a home office and leads to the family bathroom. To the rear is a courtyard style low maintenance garden with superb entertaining space provided by a sheltered pergola, there is a shed and side gated access to a shared side pathway.



#### SITTING ROOM

3.79m x 3.37m (12' 5" x 11' 1") approached via a double glazed front entrance door and having double glazed window to front, feature fireplace with inset gas fire and tiled surround, radiator, space and provision for wall mounted T.V. and wooden floor. Door opens to:

#### DINING ROOM

3.84m x 3.37m (12' 7" x 11' 1") having cast-iron log burner with brick hearth, exposed brick surround and mantel above, quarry tiled flooring, window to rear, radiator, door to under stairs storage cupboard and door to staircase rising to the first floor accommodation.

#### KITCHEN

an open plan area located off the dining room having double glazed window to side, tiled floor, base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted cupboards, inset stainless steel one and a half bowl sink with drainer, space for double width range style cooker, space for dishwasher and Potterton boiler. Door to:

#### REAR PORCH

having space for American style fridge/freezer, tiled floor and UPVC double glazed door opening to the rear garden. Door to:

#### LAUNDRY ROOM

having space for washing machine, window to side and gives access to:

#### GUESTS CLOAKROOM

having pedestal wash hand basin with tiled surround and low flush W.C.

#### FIRST FLOOR LANDING

having obscure double glazed window to side, access to loft via a pulldown ladder, radiator and doors to:



#### BEDROOM ONE

3.82m x 3.39m (12' 6" x 11' 1") having double glazed window to front, radiator, exposed cast-iron fireplace and over stairs wardrobe.

#### BEDROOM TWO

3.39m x 2.86m (11' 1" x 9' 5") having double glazed window to rear, radiator and exposed cast-iron fireplace.

#### BEDROOM THREE

3.36m x 2.08m (11' 0" x 6' 10") having double glazed window to side, radiator, laminate floor and door to bathroom.

#### BATHROOM

having tiled floor, chrome towel rail, obscure double glazed window to rear, airing cupboard and suite comprising wash hand basin, low flush W.C. and bath with shower over and tiled splashback surround.



## OUTSIDE

Set to the rear of the property is a low maintenance courtyard style garden with blue brick block paving leading to a further block paved patio area, sheltered pergola providing perfect entertaining space, storage shed, fenced surround and side gated access leads to a shared side pathway.

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## 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

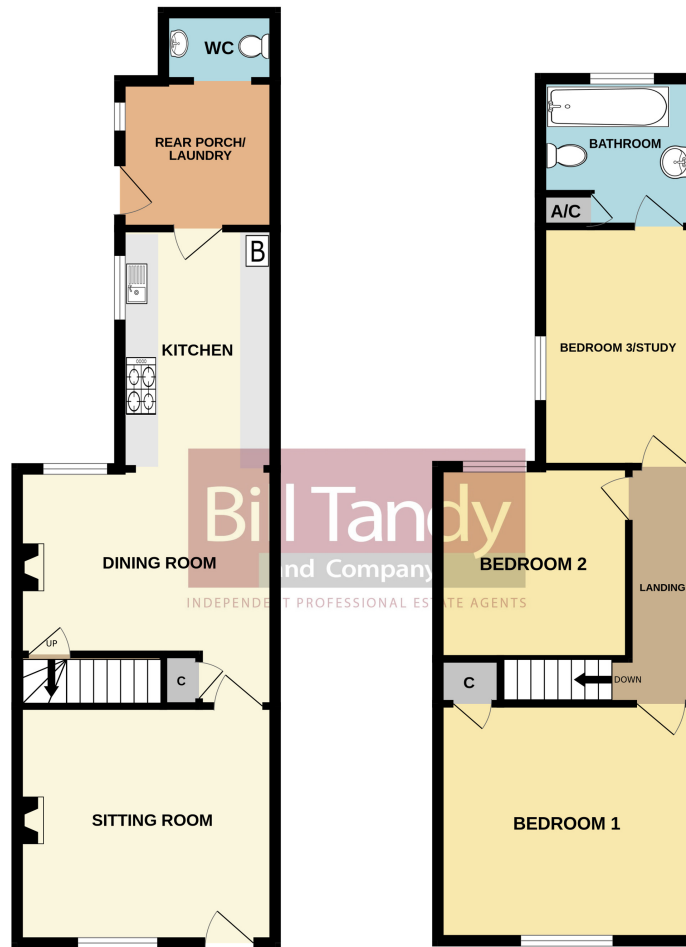
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.



GROUND FLOOR

1ST FLOOR



33 CORONATION STREET, TAMWORTH, B79 7ES

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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