

Bill Tandy

and Company

32 Harebell, Tamworth, Staffordshire, B77 4NA

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 32 Harebell, Tamworth, Staffordshire, B77 4NA

# £225,000

Bill Tandy and Company are delighted in offering for sale this superbly improved and modernised end terraced property on the desirable cul de sac of Harebell. One of the distinct features of the property is its updated interior and for this reason we strongly urge internal viewings for the property to be fully appreciated. The property comprises a generous driveway to the front leading to the front entrance door, porch with useful laundry store, hall, guests cloakroom, lounge, re-fitted dining kitchen and conservatory. To the first floor are three bedrooms and a re-fitted shower room. Outside is a feature landscaped garden set to the rear providing a low maintenance feel with generous patio, artificial lawn and two external stores.



### ENTRANCE PORCH

approached via a composite front entrance door and having window to side, meter storage cupboard, tiled flooring and doors open to:

### LAUNDRY STORE

this useful store room has spaces for white goods, tiled floor and double glazed window to front.

### RECEPTION HALL

with stairs to first floor accommodation with under stairs storage cupboard, radiator and doors open to:

### GUESTS CLOAKROOM

having window to front and modern white suite comprising pedestal wash hand basin with tiled surround and low flush W.C.

### LOUNGE

4.35m x 4.05m (14' 3" x 13' 3") having double glazed window to rear, radiator and recessed arch ideal for sofa or chair.

### RE-FITTED DINING KITCHEN

5.95m x 2.67m (19' 6" x 8' 9") one of the distinct features of the property is its superbly re-fitted and modern open plan dining kitchen having tiled floor, double glazed window to front, high gloss base cupboards and drawers with round edge work tops above, wall mounted cupboards, stainless steel one and a half bowl sink unit, inset double oven and grill with electric hob and extractor fan above, radiator, built-in fridge/freezer and patio doors open to:

### DOUBLE GLAZED CONSERVATORY

3.65m x 3.57m (12' 0" x 11' 9") having double glazed windows overlooking the garden and French doors to side.

### FIRST FLOOR LANDING

having boiler cupboard, double glazed window to front and doors open to:



### BEDROOM ONE

4.23m x 3.22m (13' 11" x 10' 7") having two double glazed windows overlooking the rear garden and radiator.

### BEDROOM

4.19m x 2.70m (13' 9" x 8' 10") having double glazed window to front, radiator and superb fitted wardrobes with sliding mirrored doors.

### BEDROOM THREE

2.91m x 2.28m (9' 7" x 7' 6") having double glazed window to rear and radiator.

### RE-FITTED SHOWER ROOM

1.97m x 1.68m (6' 6" x 5' 6") having double glazed window to side, contemporary white suite comprising vanity unit with inset wash hand basin, low flush W.C. and shower enclosure with shower appliance over, full ceiling height tiling surround and chrome towel rail.



## OUTSIDE

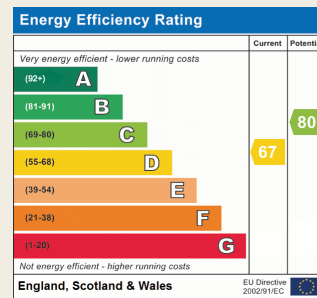
Set to the front of the property is a tarmac double width driveway with block paved border, fencing providing a screened space for bins and access to the front entrance door. One of the distinct features of the property is its superbly landscaped and low maintenance garden having two sheds, paved patio area with artificial lawn set beyond and fenced surround.

## COUNCIL TAX

Band A.

## FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Telephone and Broadband connected. 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.

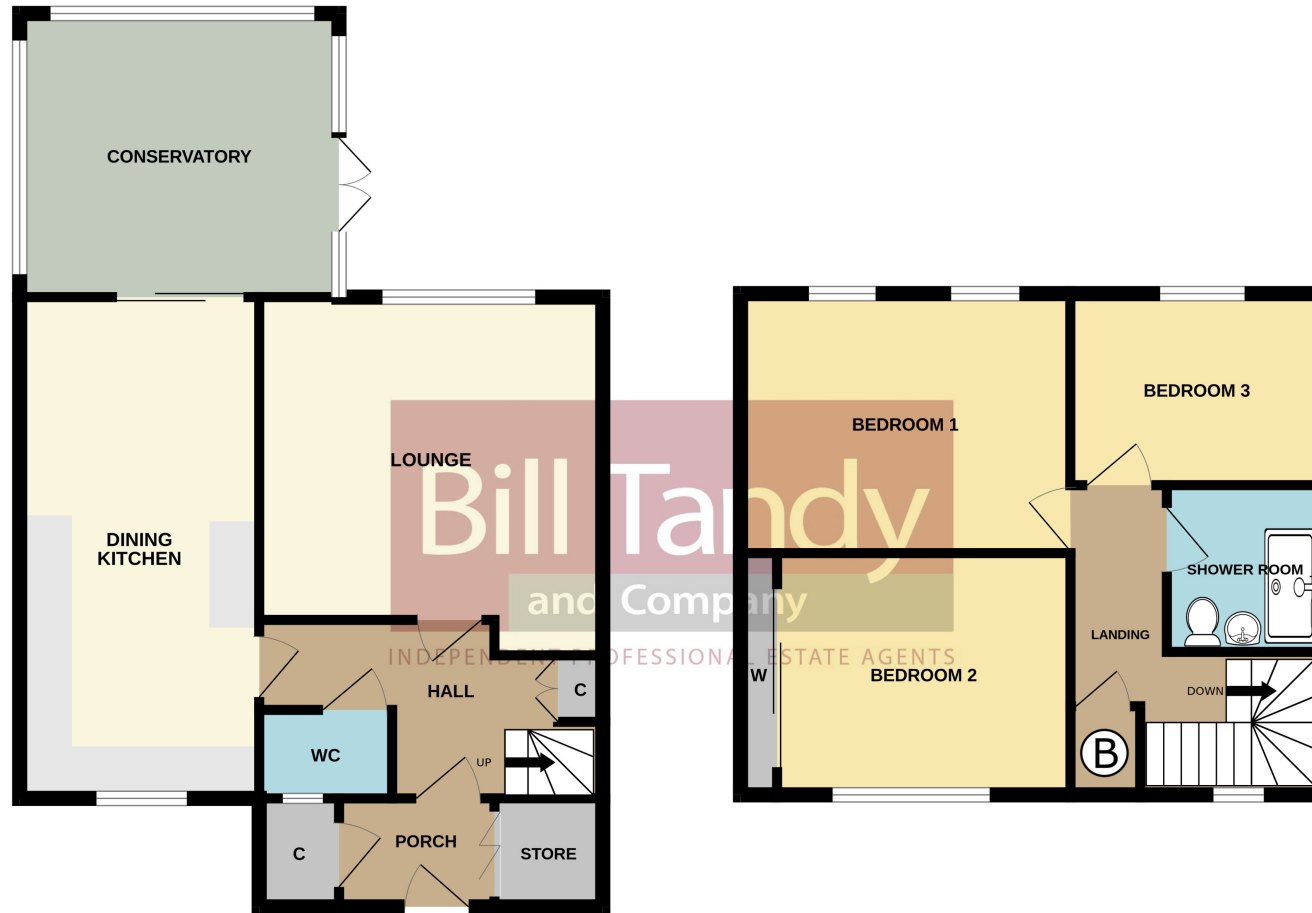
## VIEWING

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](mailto: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



32 HAREBELL, TAMWORTH, B77 4NA

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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