

£795 pcm



## Albert Road, Tamworth, Staffordshire. B79 7JN

- TOWN CENTRE GROUND FLOOR FLAT
- GOOD DOUBLE BEDROOM
- WELL PROPORTIONED GOOD SIZE LIVING ROOM
- BREAKFAST ROOM/KITCHEN
- REFURBISHED SHOWER ROOM
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- REDECORATED & NEW FLOOR COVERINGS
- UNFURNISHED
- AVAILABLE NOW
- EPC - C
- BOND £915



## PROPERTY DESCRIPTION

This ground floor flat occupies a particularly convenient position on Albert Road adjacent to Bell corner and the town centre. All the usual amenities are to hand including Tamworth railway station at the end of the road. Approached via a small foregarden and communal hallway shared with the first floor flat only the accommodation briefly comprises:



## ROOM DESCRIPTIONS

### **ENTRANCE DOOR TO THROUGH HALL**

with panel radiator.

### **WELL PROPORTIONED LIVING ROOM (FRONT)**

4.75m x 4.01m (15' 7" x 13' 2") having wide window to roadway and panel radiator.

### **SEPARATE BREAKFAST ROOM/KITCHEN**

4.39m into recess x 2.87m (14' 5" x 9' 5") having range of light wood fronted effect units beneath dark granolithic effect work surfaces, including work surface with inset stainless steel sink and drainer complete with mixer taps and having cupboards under, flanked by long work surface with inset four ring gas hob, having built in electric oven, cupboards and recess under for automatic washing machine, all work surfaces having tiled splash surround, range of matching wall mounted cupboards and brushed steel extractor above the hob, deep bay window and part glazed door to rear garden, panel radiator, gas and power points. Here also is located the 'Worcester' combination gas fired boiler which provides central heating and domestic hot water.

### **ALSO LEADING OFF THE ENTRANCE HALL IS THE**

### **GOOD DOUBLE BEDROOM**

4.2m x 3.65m (13' 9" x 12' 0") having window to rear garden and panel radiator.

### **REFURBISHED SHOWER ROOM OFF**

having white three piece suite comprising corner shower cubicle complete with plumbed in shower with adjustable head and sliding doors, pedestal wash basin again with mixer taps and close coupled WC, the shower room having ceramic tiling to full height on all walls and to the sill of the obscured glass window, ceiling mounted extractor and chrome heated towel rail.

### **THE AGENTS WOULD MENTION THAT THERE IS A**

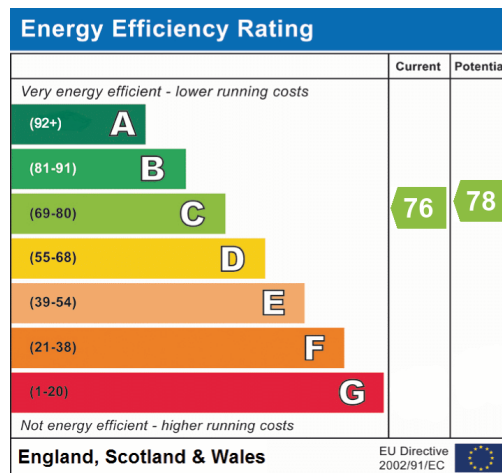
### **CELLAR**

approached from the entrance hall which tenants are able to use but entirely at their own risk and no responsibility will be taken for the deterioration of anything stored there.

### **WELL ENCLOSED REAR GARDEN**

having concrete flagged patio, the remainder being mostly pebbled and enclosed on all sides by tall brick walling.





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