

£945 pcm



Moorgate, Tamworth. B79 7EL

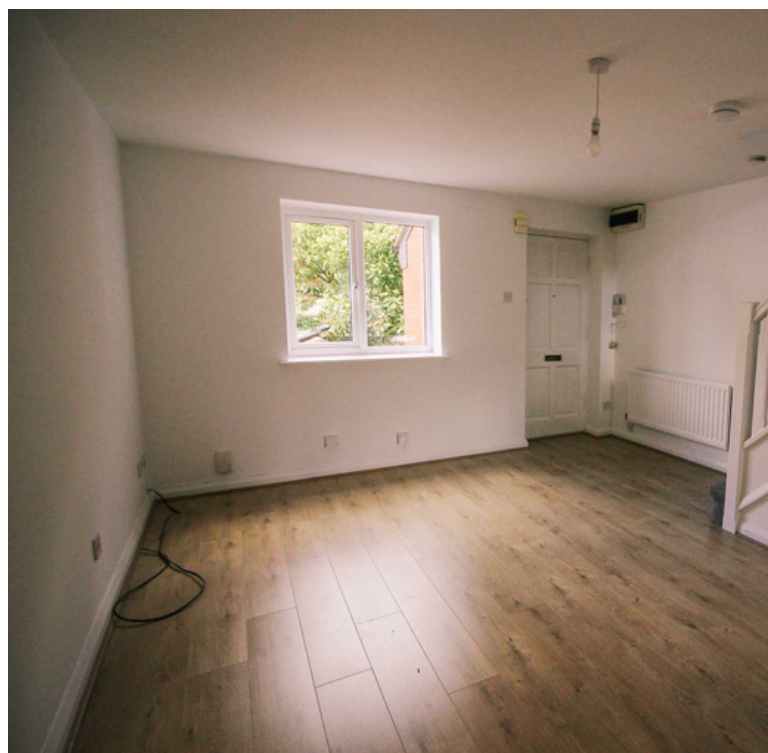
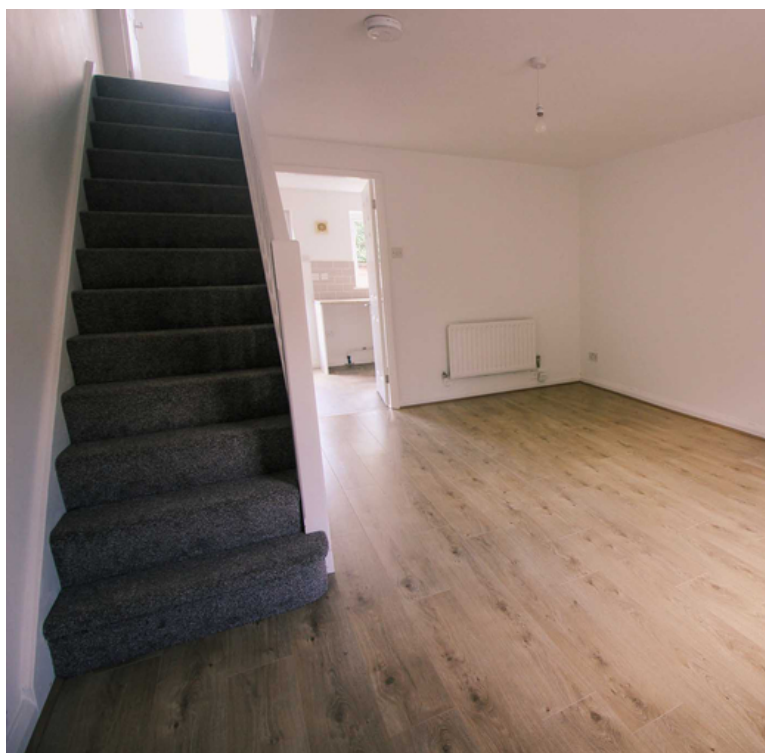
- NEWLY REFURBISHED TWO BEDROOMED SEMI-DETACHED ADJACENT TO THE TOWN CENTRE
- WELL PROPORTIONED LOUNGE
- NEWLY REFITTED KITCHEN AND REFURBISHED BATHROOM
- NEW DOUBLE GLAZING
- GAS CENTRAL HEATING
- COMPLETELY RE-DECORATED
- NEW FLOOR COVERINGS THROUGHOUT
- OFF ROAD PARKING
- COMPACT REAR GARDEN
- UNFURNISHED
- AVAILABLE NOW
- BOND £1090
- EPC C

PROPERTY DESCRIPTION

This newly refurbished gas centrally heated double glazed modern semi-detached occupies a quiet yet exceptionally convenient position, Moorgate being a cul-de-sac only 2 or 3 minutes walk from the town centre via Ludgate, Barbara Street and Hospital Street. In addition to all the town centre facilities Moorgate Primary Academy is also at the end of the cul-de-sac.

Constructed in brick beneath a pitched tiled roof the residence stands behind a small foregarden having tarmac paved driveway flanked by small lawn. The accommodation has been completely renovated throughout with newly refitted kitchen and refurbished bathroom, new double glazing and front and rear entrance doors and has been completely re-decorated and has new floor coverings throughout.

Having the benefit of gas central heating and double glazing the accommodation briefly comprises:



ROOM DESCRIPTIONS

SPACIOUS ENTRANCE PORCH

with double glazed outer door and panelled inner door to

WELL PROPORTIONED LOUNGE

4.8m x 3.88m (15' 9" x 12' 9") having window to foregarden, two panel radiators, useful understairs store cupboard off and pale wood strip effect laminate floor covering.

LEADING OFF TO THE REAR IS THE

NEWLY REFITTED BREAKFAST ROOM/KITCHEN

3.93m x 2.71m (12' 11" x 8' 11") having range of high gloss white fronted units beneath pale wood grain effect work surfaces with inset stainless steel sink and drainer complete with mixer taps, having cupboards and recess under for automatic washing machine, further L-shaped work surface with inset four ring gas hob and built in electric oven, cupboards and drawers beneath, flanked by space for a refrigerator, range of matching wall mounted cupboards incorporating a high level filter above the gas hob, window and part glazed door the rear garden and panel radiator. Here also located in its own cupboard is the 'Ideal' combination gas fired boiler which provides central heating and domestic hot water.

STAIRWAY FROM LOUNGE TO FIRST FLOOR LANDING OFF WHICH LEAD

TWO GOOD BEDROOMS AND NEWLY RE-FITTED BATHROOM

BEDROOM ONE (FRONT)

3.88m into very wide recess x 3.29m (12' 9" x 10' 10") having two windows to the roadway, above stairs storage cupboard and panel radiator.

BEDROOM TWO (REAR)

3.94m x 1.91m (12' 11" x 6' 3") having two windows to rear garden and panel radiator.

NEWLY REFURBISHED BATHROOM

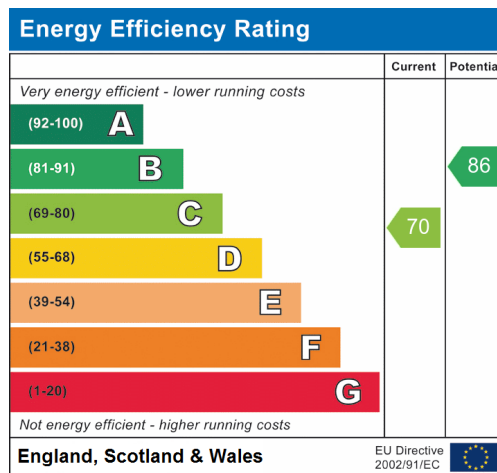
having suite comprising panelled bath complete with mixer taps with shower attachment and shower screen, pedestal wash basin and close coupled WC, obscured glass window and panel radiator.

OUTSIDE.

VERY WELL ENCLOSED COMPACT REAR GARDEN

having concrete flagged patio, the remainder being mostly lawn with timber garden shed and being enclosed on all sides by tall close board fencing and tall brick walling, to the side is a gated tradesman side entrance.





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