

£995 pcm



# Laburnum Avenue, Tamworth, Staffordshire. B79 8QR

- SPACIOUS AND WELL PRESENTED MID TERRACED RESIDENCE
- THREE BEDROOMS
- THROUGH LOUNGE/DINING AREA
- FITTED KITCHEN
- GAS CENTRAL HEATING & DOUBLE GLAZING
- EPC - C
- BOND - £1145



## PROPERTY DESCRIPTION

Smiths Estate Agents are pleased to offer to let this spacious mid terraced residence which occupies a pleasant position on this popular road on the north side of Tamworth. This attractive home is only a short distance away from local schooling, shopping amenities and commuter links with the town centre which approximately a mile distance.

The house is set behind a foregarden being mostly tarmacadam paved to provide ample off road parking.

Having the benefit of gas central heating via radiators and double glazing the accommodation comprises:-





## ROOM DESCRIPTIONS

### ENTRANCE PORCH

having a UPVC double glazed front and side windows, tile effect flooring & obscure glass panelled door into:

### RECEPTION HALL

Having staircase to first floor landing, panel radiator, tile effect flooring & door to:

### THROUGH LOUNGE/DINING ROOM

6.15m x 3.43m (20' 2" x 11' 3") having a UPVC double glazed bow window to front, panel radiator & UPVC double glazed French doors opening out to the rear patio & door into:

### FITTED KITCHEN

3.63m x 2.41m (11' 11" x 7' 11") having additional access from reception hall, a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge, tower unit with built-in oven and grill with storage above and beneath, work surface with inset ceramic sink and drainer unit with mixer taps four ring ceramic hob with extractor hood over, built in dishwasher, matching range of wall units, obscure UPVC double glazed door & double glazed window to the garden.

### FIRST FLOOR LANDING

having loft hatch access, & airing cupboard housing the 'Glowworm' combination boiler and additional storage space.

### BEDROOM ONE

3.480m x 3.73m (11' 5" x 12' 3") having double glazed window to the roadway, radiator & built-in wardrobe offering hanging rail and shelving unit.

### BEDROOM TWO

2.82m x 3.4m (9' 3" x 11' 2") having two UPVC double glazed windows to roadway & radiator.

### BEDROOM THREE

3.53m x 2.34m (11' 7" x 7' 8") having radiator & UPVC double glazed window overlooking the rear garden.

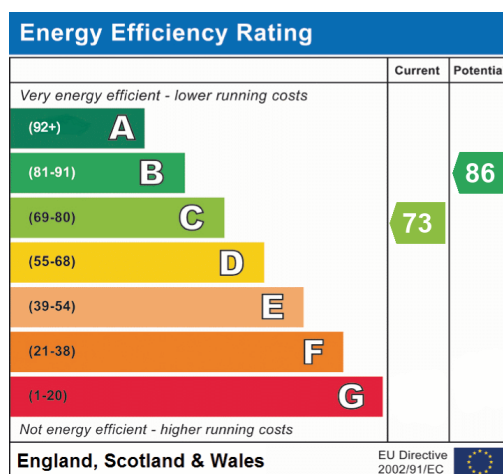
### BATHROOM

having white suite comprising a close coupled WC,, hand wash basin with mixer tap over and tiled splashback, panelled bath with mixer tap and shower fitment above, ceiling to floor tiled surround & two obscure UPVC double glazed windows to the rear garden..

### REAR GARDEN

having concrete flagged patio, brick store and astroturf lawned area. The garden is enclosed by close board fencing with access door to side passage.





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