11a Stevenson Road, Tamworth, Staffordshire, B79 8DR
Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£250,000 Offers Over

** EXTENDED END-TERRACED HOUSE !! EARLY VIEWINGS RECOMMENDED ** Bill Tandy are delighted to offer for sale this substantially improved and extended end terraced house located on Stevenson Road. The property itself is within a short walking distance of Tamworth town centre and is ideal for commuting with access to the nearby railway station. The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, has been substantially improved and comprises entrance porch and hall, open plan lounge/dining room and providing access to the kitchen and rear extended room providing a dining family space, three good sized first floor bedrooms and an modern bathroom. Externally the property enjoys gardens to front and rear, parking with driveway to front and a larger than average garage with access to a laundry/outhouse.

ENTRANCE PORCH AND HALL
With front door access, windows to front and internal door opens to the hall. From the hall is stairs to first floor and door opens to

LOUNGE/DINING ROOM
5.27m max x 5.54m max (17' 3" max x 18' 2" max) The focal and feature of the room is its stunning fireplace, window to front and off leads to

DINING FAMILY ROOM
4.04m x 3.01m (13' 3" x 9' 11") with a rear bow window and side patio doors to garden

MODERN KITCHEN
3.02m max x 2.70m (9' 11"max x 8' 10") with a rear window, tiled floor, modern units to comprise base and wall mounted units complimented with granite work tops above and matching upstand splashback, inset sink unit, space for range style cooker and dishwasher whilst courtesy door opens to the garage and laundry room

ON THE FIRST FLOOR
Stairs from the ground floor hall ascend to the first floor landing with window to front, doors open to

BEDROOM 1
3.57m max x 3.77m (11' 9" x 12' 4") with window to rear

BEDROOM 2
3.3m x 3.66m max (10' 10" x 12' 0") with rear window

BEDROOM 3
with front window and door access to a store cupboard located above the stair foot well

BATHROOM
2.51m x 1.63m (8' 3" x 5' 4") With front windows, modern suite comprises a wall mounted wash hand basin, low flush w.c. and corner bath with tiled splashback surround and a tiled floor

PARKING

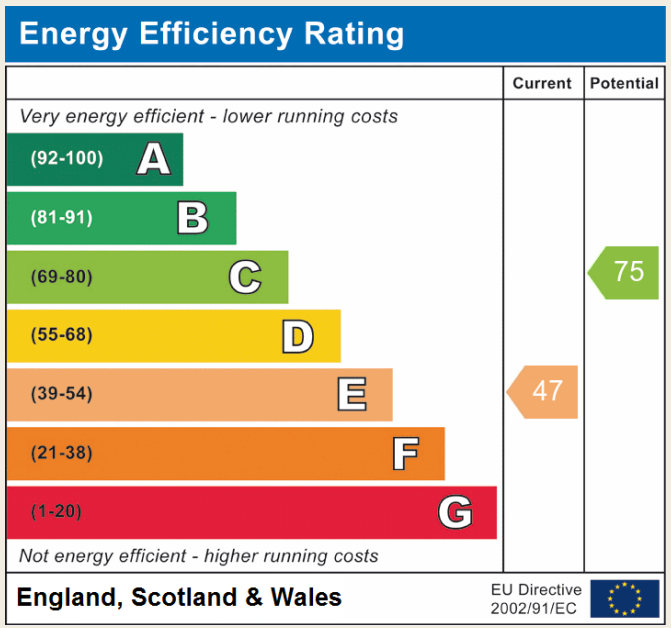
OUTSIDE
To the front of the property is a lawned foregarden, pathway to front entrance door and a driveway provides parking and leads up to the garage. Set to the rear is a shaped lawn garden, patio and well stocked shrub borders for screening.

GARAGE AND LAUNDRY/OUTHOUSE
2.78m x 6.31m (9' 1" x 20' 8") With front access door, rear access with sliding doors to garden and access to the laundry/outhouse room.

AGENTS NOTES / FURTHER INFORMATION
We understand the property is of non-standard construction and for this reason please check with your mortgage arranger for a suitable lender to lend on the property.

COUNCIL TAX

Band A.



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

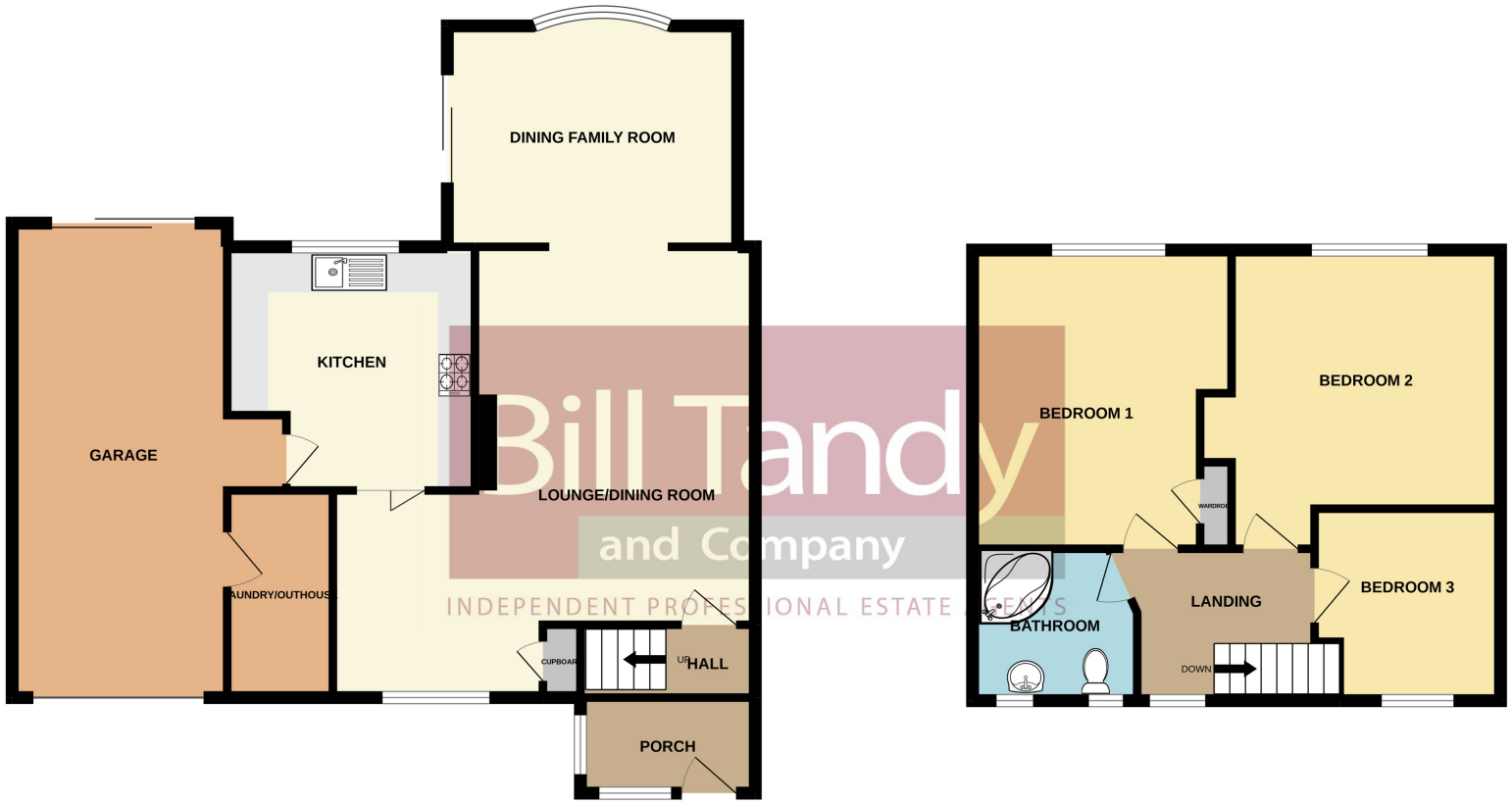
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR

1ST FLOOR



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STEVENSON ROAD, TAMWORTH, B79 8DR

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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NAEA National Association of Estate Agents
The Property Ombudsman SALES

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