

28 Park Street, Tamworth, Staffordshire, B79 7QP

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Bill Tandy

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Staffordshire, B79 7QP**

£185,000

**** REFURBISHED 3 BEDROOMS HOME SUPERBLY LOCATED CLOSE TO TAMWORTH TOWN CENTRE **** Bill Tandy and Company are delighted to offer for sale this superbly updated and refurbished mid-terraced house located on the small cul-de-sac position of Park Street. The property would be a superb first time purchase or ideal investment. The property is offered with the benefit of no upward chain and viewings are highly recommended.

Refurbished in 2022, the property comprises a front entrance porch, generous size lounge/dining room, refitted kitchen, rear hall leading to a refitted bathroom. To the first floor and off the landing area is three generous size bedrooms. To the front of the property is a gated entrance with gravelled front garden leading to the front entrance porch. Set to the rear is a mainly lawned garden, garden storage shed and shared access gate provides useful access to the front for bins.



THE PROPERTY IS ARRANGED ON TWO FLOORS TO COMPRISE

PORCH

Double glazed front entrance door, internal wooden door opens to

LOUNGE/DINING ROOM

3.43m x 7.76m into bay (11' 3" x 25' 6" into bay) This generous size and open plan room is complimented with a walk in bay window to front with upvc double glazed window, two radiators, double glazed rear window, stairs to first floor and door opens to

REFITTED KITCHEN

1.86m x 3.43m (6' 1" x 11' 3") This newly updated kitchen enjoys a range of grey shaker style units with base and wall mounted cupboards, white marble style work tops above with tiled surround, inset stainless steel sink with suspended tap, inset oven with four ring electric hob above, spaces for white goods, double glazed wide window, spot lighting and off leads to:

REAR HALL

leading from the kitchen, this rear hall provide useful access to the rear garden with a wooden side door, useful store cupboard, radiator and door provides access to

REFITTED BATHROOM

2.02m x 1.81m (6' 8" x 5' 11") This newly updated and refitted bathroom set to the rear of the property enjoys full ceiling height grey tile look aqua boarding, modern white suite to comprise a low flush w.c, pedestal wash hand basin, bath with shower screen and shower over, spot lighting, radiator, extractor fan and double glazed side window.



LANDING

accessed from the stairs from the lounge/dining room, the landing enjoys doors opening to

BEDROOM 1

3.22m x 3.15m (10' 7" x 10' 4") Double glazed front window, radiator, useful fitted wardrobes and loft hatch access.

BEDROOM 2

2.93m x 2.45m (9' 7" x 8' 0") Double glazed rear window, radiator, access to boiler cupboard housing the combi Ideal boiler.

BEDROOM 3

3.43m x 1.85m (11' 3" x 6' 1") Positioned to the rear with a double glazed side window, radiator.

OUTSIDE

Located to the front is an access gate with pathway to front entrance door and gravelled front garden.

Set to the rear is a generous size lawned garden, shed, useful shared access gate over neighbouring property for bins, small courtyard area with access to the rear hall, outdoor security light and water tap.



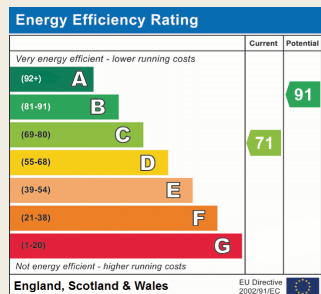
FURTHER INFORMATION/SUPPLIERS

Electric and gas are supplied to the property.
 Broadband is currently supplied by Virgin Media
 Mains water and drainage
 Parking - on street parking

For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

N.B - DISCLOSURE OF INTEREST

Under the Estate Agents act of 1979, We inform you that the owner of the property is an employee of Bill Tandy Estate Agents



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

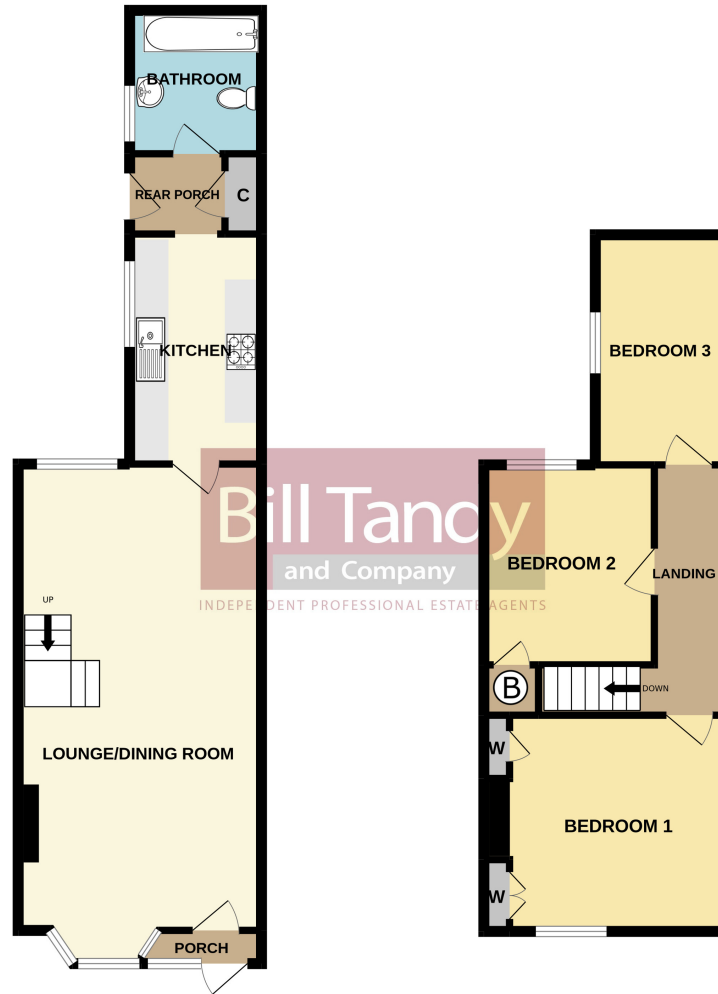
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.



GROUND FLOOR

1ST FLOOR



PARK STREET, TAMWORTH

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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