

FOR SALE

£135,000 Freehold



Aldridge Close, Birchmoor, Tamworth, Warwickshire. B78 1AX

- MODERN TOWN HOUSE
- FULL WIDTH LOUNGE/DINER
- SEPARATE KITCHEN
- FIRST FLOOR BATHROOM
- ELECTRIC HEATING & DOUBLE GLAZING
- TWO DESIGNATED PARKING SPACES
- FREEHOLD
- NO UPWARD CHAIN



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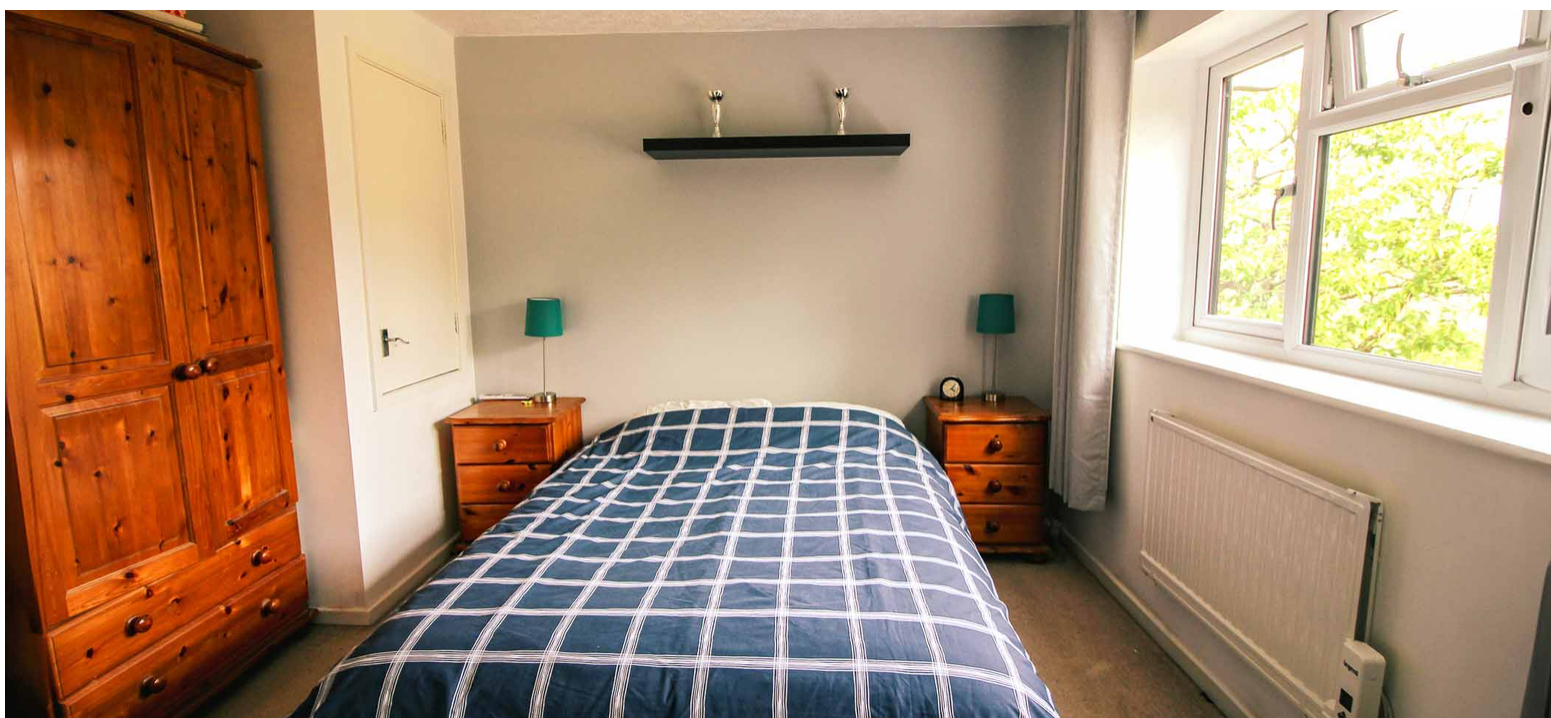
PROPERTY DESCRIPTION

This pleasing economical modern town house occupies a pleasant position in this popular cul-de-sac which runs off Birchmoor Road via Dexter Way. All the usual amenities are within reasonable reach in nearby Polesworth village, including good local shops, regular bus services and all grades of school. Tamworth town centre is approximately 3 miles distance.

Constructed in brick beneath a pitched tiled roof the residence presents a smart appearance to the roadway having wood grain effect double glazed windows including ground floor oriel bay window with tiled canopy. The house stands behind a small foregarden with low retaining wall and designated car parking space. The agents understand that there is a further designated parking space a short distance away.

Having the benefit of modern electric radiator heating and double glazing the accommodation in detail comprises:





ROOM DESCRIPTIONS

TILED CANOPY PORCH

having wood grain effect double glazed entrance door with inset obscured glass pane to

GOOD SIZE RECEPTION ROOM

15'3 x 9'3 (4.64m x 2.82m) having wood strip effect laminate floor, oriel bay window to roadway, wiring for pendant light fitment, TV aerial point and ample power points.

USEFUL UNDERSTAIRS STORE CUPBOARD OFF.

Leading off is the

SEPARATE FITTED KITCHEN

9'8 x 5'1 (2.94m x 1.56m) having range of pale fronted units beneath wood grain effect work surfaces, including work surface with inset 1½ sink and drainer complete with mixer taps, having cupboards beneath, flanked by L-shaped work surface cooker recess, cupboard, drawers and recess under for automatic washing machine, the work surfaces having ceramic tiled splash surround, matching wall mounted cupboards with high level filter, ceiling mounted vent, wall mounted electric blow heater, plumbing for automatic washing machine, cooker panel and power points.

STAIRWAY from living room to **FIRST FLOOR LANDING** off which lead

GOOD DOUBLE BEDROOM AND BATHROOM

BEDROOM

(FRONT) 15'1 x 11'4 (4.60m into deep wide recess x 3.45m) having wide diamond patterned leaded light double glazed window enjoying a panoramic aspect across Birchmoor, wall mounted electric night storage heater and power points.

AIRING CUPBOARD OFF.

BATHROOM

having white suite comprising panelled bath with independent electric shower with adjustable head, pedestal wash basin and close coupled WC, the bath and wash basin having ceramic tiled splash surround, ceiling mounted vent, ceiling hatch to loft area and chrome heated towel rail.

OUTSIDE

Included in the sale are **TWO DESIGNATED CAR PARKING SPACES**, one in front of the property and the other just a few steps away.

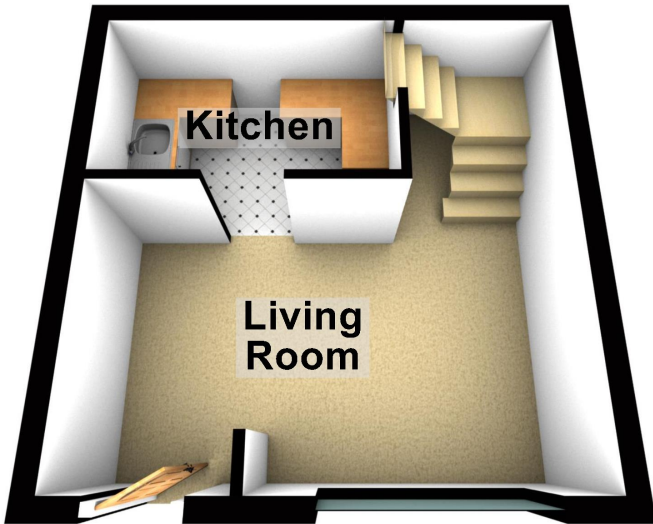
The agents would also mention that there is a service charge payable on the property to cover maintenance of the exterior walls etc. and which also includes the buildings insurance.





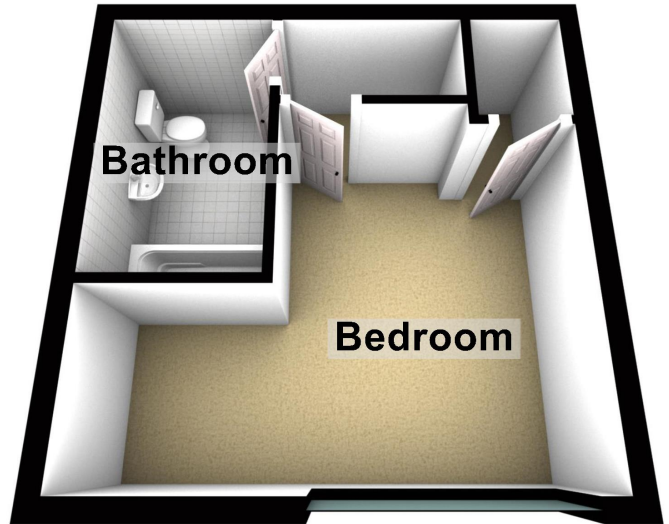
Ground Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



First Floor

Approx. 20.9 sq. metres (224.9 sq. feet)



Total area: approx. 41.8 sq. metres (449.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		98
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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