



14 Henley Close, Tamworth, Staffordshire, B79 8TQ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£315,000

Bill Tandy and Company are delighted to offer for sale this substantially improved and modern detached house located on the sought after cul de sac position of Henley Close, off Perrycrofts Crescent. Positioned on the north side of Tamworth, this desirable location offers popular school catchment ideal for families whilst is only a short distance away from the Tamworth town centre. The house is approached by a block paved front driveway, providing access to the front entrance door. In brief the property comprises; reception hall, updated ground floor wc, lounge, separate dining room with access to the garden, high gloss and modern kitchen with additional breakfast room, laundry/store set to the rear of the garage. To the first floor are three bedrooms, updated main bathroom and landing. Externally, the property boasts an abundance of parking with the front block paved driveway, smaller than average garage, carefully and well maintained rear garden.



RECEPTION HALL

Double glazed front entrance door, stairs to first floor accommodation whilst a range of doors open to;

UPDATED GUEST CLOAKROOM

With a double glazed front window, radiator, modern suite comprising of a wall mounted wash hand basin, low flush wc.

LOUNGE

4.85m (max) x 3.59m (max) (15' 11" x 11' 9") Double glazed window to front, radiator, and double opening doors provide access to;

DINING ROOM

3.78m x 2.29m (12' 5" x 7' 6") With double glazed French doors providing access to the rear garden, radiator and door leads to;

KITCHEN

Complimented with a range of high gloss cupboards and drawers surmounted by work tops above, tiling surround with wall mounted units for storage, inset stainless steel circular sink with matching drainer to side and swan neck mixer tap, inset oven with a gas hob above with extractor fan, integrated fridge, freezer and dishwasher. Whilst off leads to;

BREAKFAST ROOM

2.12m x 2.10m (6' 11" x 6' 11") Located from the kitchen, this useful breakfast room complimented with a double glazed door and window to rear, base and wall mounted storage cupboards and additional preparation worktop, radiator, loft access and door opens to;



LAUNDRY/STORE

1.04m x 2.37m (3' 5" x 7' 9") Forming part of the original garage, this rear appointed laundry/store houses wall mounted boiler, space ideal for washing machine and tumble dryer whilst inner courtesy door provides access to the garage.

LANDING

Stairs ascend to the first floor from the reception hall, with double glazed side window, door to cupboard and further doors open to;

BEDROOM ONE

2.9m x 4.62m (9' 6" x 15' 2") Located to the rear and extending to the full width of the property, this superb sized main bedroom is complimented with double glazed windows to rear, radiator and fitted wardrobes having sliding doors.

BEDROOM TWO

2.51m x 2.56m (8' 3" x 8' 5") Double glazed window to front, radiator.



BEDROOM THREE

2.52m x 1.83m (8' 3" x 6' 0") Currently used as a useful home office, complimented with a double glazed window to front and radiator.

MODERN BATHROOM

1.71m x 1.56m (5' 7" x 5' 1") A modern bathroom suite comprising a vanity unit with inset sink and a low flush wc, bath complimented with shower over, full ceiling height tiled splashback surround, double glazed side window.

OUTSIDE

The property is superbly located in highly sought after small and select cul de sac position located off Perrycrofts Crescent to comprise; to the front is a generous block paved driveway leading to the property's front entrance door, garage and side gated access. To the rear of the property is a paved patio area ideal for entertaining, side gate, paved area complimented with a shaped lawn, gravel and flower bed borders and fence surround.



GARAGE/STORE

3.57m x 2.36m (11' 9" x 7' 9") Ideal for a small car, storage or motorcycles, the garage enjoys an up and over door and inner courtesy door to laundry/store. (the garage could be returned to a full size garage if you remove the laundry/store by removing partition wall)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	80
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



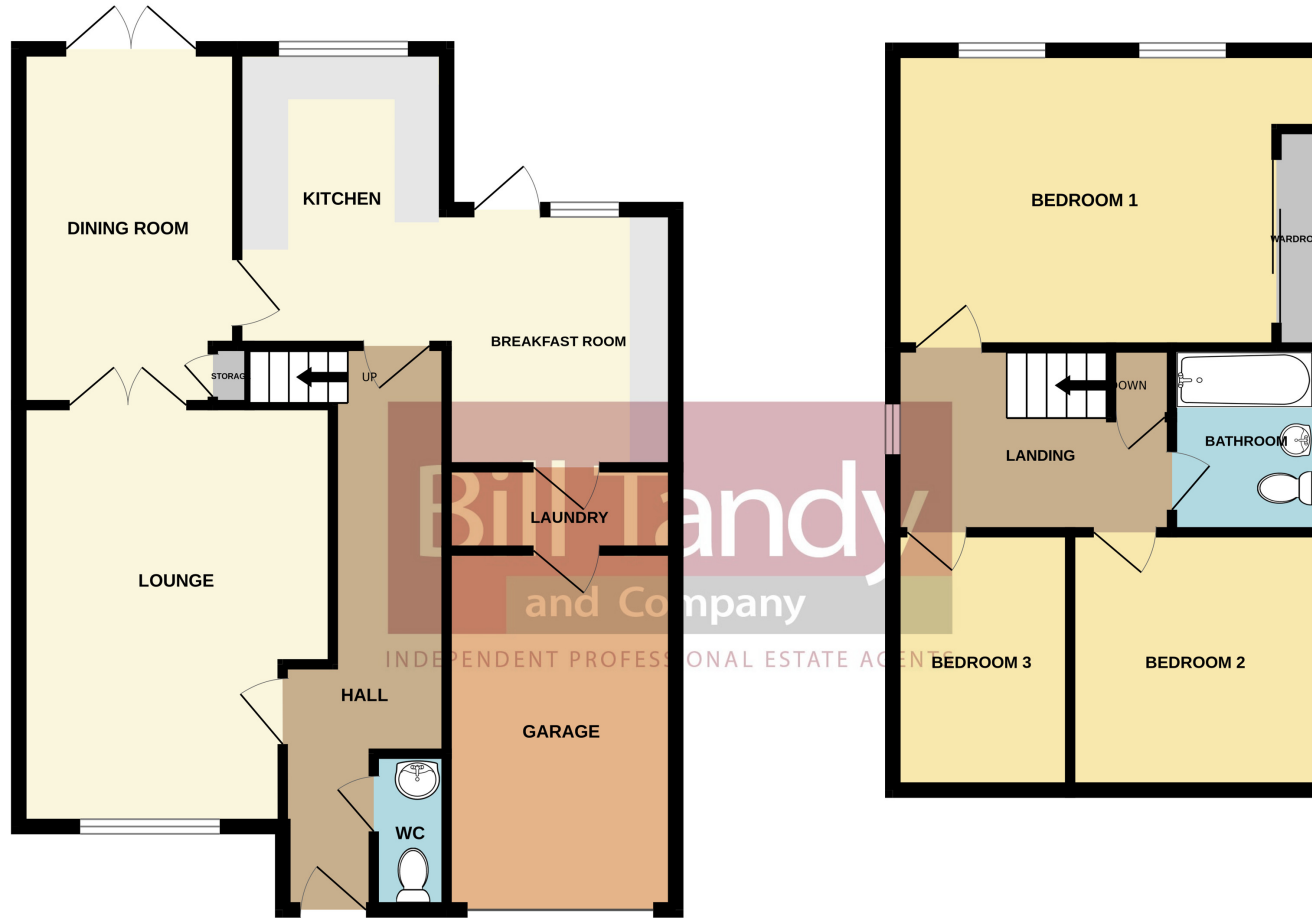
VIEWING

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



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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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