

Bill Tandy
and Company

91 Sharpe Street, Amington, Tamworth, Staffordshire,
B77 3HZ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**91 Sharpe Street, Amington,
Tamworth, Staffordshire, B77 3HZ**

£160,000 Offers Over

Bill Tandy and Company are delighted to offer for sale this unique opportunity to purchase this historic traditional house located in the old part of the village of Amington, a short distance away from Tamworth town centre. The property itself would benefit from modernisation, however provides superb scope for the prospective purchaser to create their own style when improving the property. Benefiting from no upward chain, internal viewings are strongly recommended to appreciate the accommodation which comprises canopy porch with front entrance door, sitting room, separate dining room, kitchen, useful rear laundry and ground floor W.C., two first floor bedrooms, dressing room and bathroom. There is ample parking to the front which extends to the side with gravelled driveway, and there are gardens to front, side and rear.



SITTING ROOM

3.80m x 3.68m (12' 6" x 12' 1") approached via a front entrance door and having double glazed window to front, radiator, feature fireplace with gas point, stairs to first floor and doors open to:

DINING ROOM

3.59m x 2.70m (11' 9" x 8' 10") having double glazed windows to front and side, radiator and open fire with tiled hearth and mantel above.

KITCHEN

3.62m x 1.92m (11' 11" x 6' 4") having double glazed window to front, radiator, base cupboards and drawers with round edge work tops above, wall mounted cupboards, tiled splashback surround, inset stainless steel sink with drainer, inset cooker with four ring gas hob and extractor fan above and spaces ideal for dishwasher and washing machine.

LAUNDRY ROOM

2.90m x 1.75m (9' 6" x 5' 9") having space for white goods, double glazed door and window to rear courtyard and access to:

GROUND FLOOR W.C.

1.85m x .89m (6' 1" x 2' 11") having an obscure glazed window to rear, low flush W.C. and tiled surround.

FIRST FLOOR

BEDROOM ONE

3.78m max x 3.67m (12' 5" max x 12' 0") having double glazed window to front, radiator and access to:

DRESSING ROOM

having double glazed window to front, dressing table and sliding door to:



BATHROOM

2.74m x 2.49m (9' 0" x 8' 2") having an obscure double glazed window to side, radiator, modern white suite comprising pedestal wash hand basin, low flush W.C. and bath with shower head attachment above and boiler cupboard housing Potterton boiler.

BEDROOM TWO

3.63m x 1.99m (11' 11" x 6' 6") having double glazed window to front and radiator.

OUTSIDE

To the front of the property is a gravelled driveway. The majority of the garden is located to the front having a paved pathway and gate leading to the front entrance door. There is a paved seating area, shaped lawn, well stocked flower bed borders and hedging. To the side of the property is a gated access leading to a courtyard style garden with pathway with gravel bed borders which leads to the small rear courtyard garden providing space ideal for a storage shed.

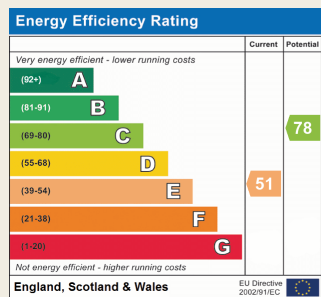
COUNCIL TAX

Band B.



FURTHER INFORMATION

Mains drainage and Water supply. Electric and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



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.

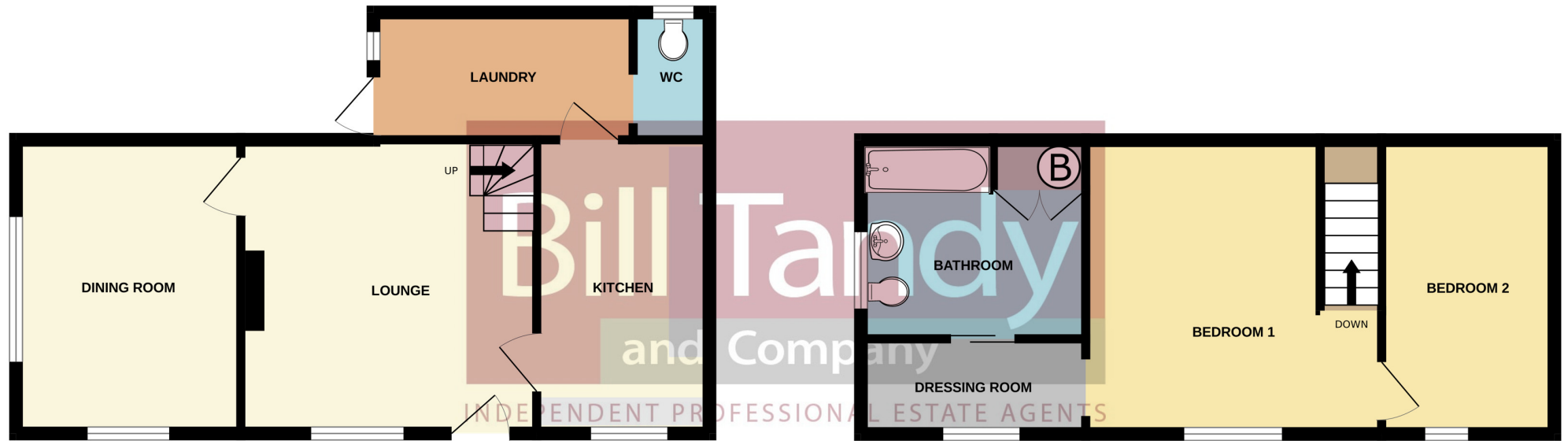
VIEWING

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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