

FOR SALE

£240,000 Freehold



Drayton Lane, Drayton Bassett, Tamworth, Staffordshire. B78 3TY

- DELIGHTFUL COTTAGE SET IN A VERY POPULAR VILLAGE
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PRIVATE PARKING
- FRONT & REAR GARDENS
- NEWLY REDECORATED & CARPETED
- NO UPWARD CHAIN
- FREEHOLD

PROPERTY DESCRIPTION

This delightful terraced cottage occupies a particularly pleasant position being part of a terrace of some dozen or so cottages set adjacent to this active village church best known for being the burial place of Robert Peel. Opposite the cottage is the village Primary school whilst just a few yards away is the popular village social club. Fazeley village with a number of shops and takeaways including a Tesco Express is just 2 or 3 minutes drive away, whilst Tamworth town centre and Ventura Retail Park are perhaps 2 miles distance. The cottage stands behind a well enclosed foregarden but is normally approached via the wide vehicular driveway immediately behind the cottage beyond which is the parking area and rear garden.

Enjoying the benefit of gas central heating and double glazing & having been newly redecorated & carpeted the accommodation briefly comprises:





ROOM DESCRIPTIONS

**DOUBLE GLAZED PART
GLAZED ENTRANCE DOOR**
to

LOBBY HALL

**WELL PROPORTIONED FRONT
LOUNGE**

13' 11" x 12' (4.23m x 3.66m)
having small pane window to
foregarden, ornate fireplace
surround and panel radiator.

STUDY

10' x 8' (3.06m x 2.44m)
having attractive arched
window to foregarden and
panel radiator.

FITTED KITCHEN

9' 4" x 7' 3" (2.84m x 2.22m)
having range of built in units
including inset four ring hob
with built in electric oven
under, panel radiator and
window to rear.

**TWO BEDROOMS AND
SHOWER ROOM**

BEDROOM ONE (FRONT)

14' 4" x 12' 4" (4.36m x 3.75m)
having window to foregarden
and panel radiator.

BEDROOM TWO (REAR)

10' 8" x 9' 4" (3.26m x 2.84m)
having window to rear garden
and panel radiator.

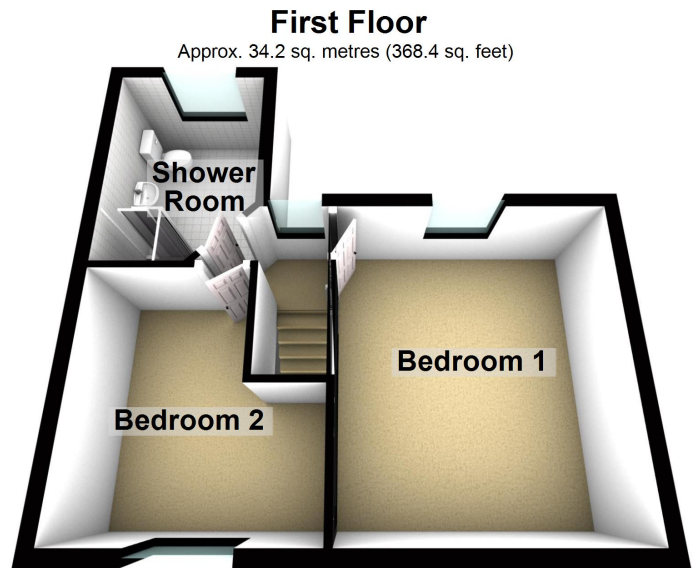
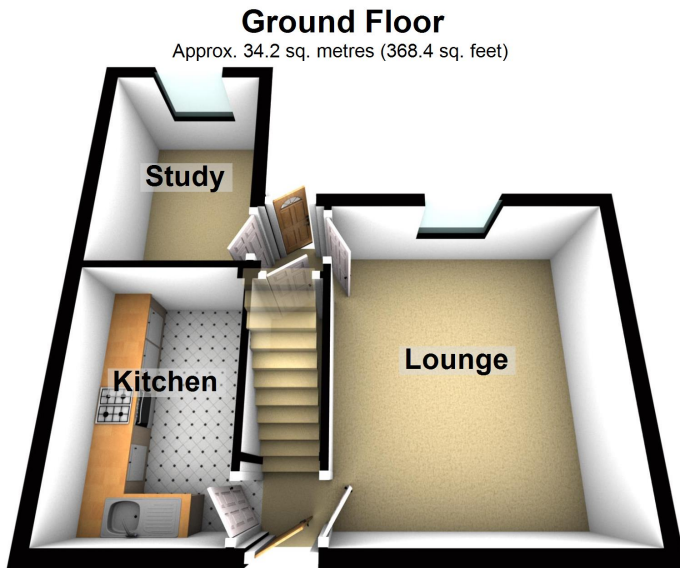
SEPARATE SHOWER ROOM

having white three piece suite
comprising corner shower
cubicle with electric shower,
pedestal wash basin and close
coupled WC.


OUTSIDE.

Immediately to the rear of the
property is a vehicular right of
way for the cottages. There is
also ample parking space
beyond which is the good size
mostly lawned rear garden.





Total area: approx. 68.4 sq. metres (736.7 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 88 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Tamworth office
5a, Victoria Road, Tamworth, B79 7HL
01827 66206
salesenquiries@tamworth-homes.co.uk