



£1,100 Per Month

New Street, Dordon, Tamworth, Staffordshire, B78 1TG

**** LET AVAILABLE NOW ** £1100 PCM ** DEPOSIT £1269 ****

This mid-terraced property has been refurbished throughout. The property has a low maintenance front garden area, enclosed entrance porch, front living room, inner hallway with storage and stairs leading off, dining room which is open plan to the newly fitted kitchen area. Utility room which is open plan from the kitchen area, a downstairs family bathroom, and a private rear garden. To the first floor there are THREE DOUBLE BEDROOMS, and a further landing/staircase area. The loft area has been converted into a room with an en-suite shower area

The property on offer is a move straight in kind of property as there is no work require, fittings, carpets etc are all newly fitted/installed. Energy Efficiency Rating:- D

Front Garden

Low wall border to one side of the block paved front garden area. Double glazed French doors allowing access to:-

Entrance Porch

Enclosed entrance porch with double glazed windows either side, tiled wood effect flooring, slate effect tiling to the walls with a decorative chrome trim. Panelling to the ceiling with a decorative chrome trim inset, Composite door with a double glazed window above allowing access to:-

Lounge

11'9" (not inc bay area) x 11'2" (3.58m (not inc bay area) x 3.40m)

Double glazed bay window to the front, radiator, storage cupboard housing the utility meter(s), and a door to the rear allowing access to:-

Inner Hallway

Stairs rising to the first floor landing area with a storage cupboard below. Door to the rear into:-

Dining Room

11'1" x 9'4" (3.38m x 2.84m)

Radiator, and a wood effect flooring. Open plan to:-

Kitchen

10'8" x 9'10" (3.25m x 3.00m)

Range of white high gloss effect wall mounted and floor standing base units with integral handles, formica work surfaces over incorporating a sink and drainer unit

with an extendable mixer tap over. Appliances built in consist of an under unit electric oven, four burner gas hob over and an extractor above. Panelling to the ceiling with decorative chrome effect inserts, partly tiled walls with a further decorative chrome effect trim, and stone effect tiling to the floor area. Spotlights inset to the ceiling, a double glazed window to the rear, open plan with a step allowing access to:-

Utility Room

10'8" (max) 9'9" (min) x 5'11" (3.25m (max) 2.97m (min) x 1.80m)

Matching white high gloss wall and base unit with integral handles, the wall unit also houses the boiler, and a formica work surface over. Spotlights inset to the panelled ceiling with a decorative chrome trim inset, tiling to the walls, and stone effect tiling to the floor extending through from the kitchen area. Plumbing for a washing machine, radiator, double glazed window to the side and a set of double glazed French doors also to the side allowing access to the rear garden area. Door to the rear into:-

Downstairs Family Bathroom

7'3" x 5'10" (2.21m x 1.78m)

Suite comprised of a panelled bath with decorative chrome effect trim inset,, shower screen to the side and a mixer tap shower attachment, low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder style radiator, tiling to the walls with a decorative chrome trim and stone effect tiling to the floor area extending through from the utility room/kitchen area. Double glazed window to the side and an extractor to the wall.

FIRST FLOOR

Landing

10'2" x 5' (3.10m x 1.52m)

Stairs rising to the loft area. Doors to:-

Bedroom One

11'11" x 11'3" (3.63m x 3.43m)

Double glazed window to the front, and a radiator.

Bedroom Two

8'10" x 8'3" (2.69m x 2.51m)

Double glazed window to the rear, and a radiator

Bedroom Three

9'10" x 6'10" (3.00m x 2.08m)

Double glazed window to the rear, and a radiator.

SECOND FLOOR

Loft Room (possible Fourth Bedroom)

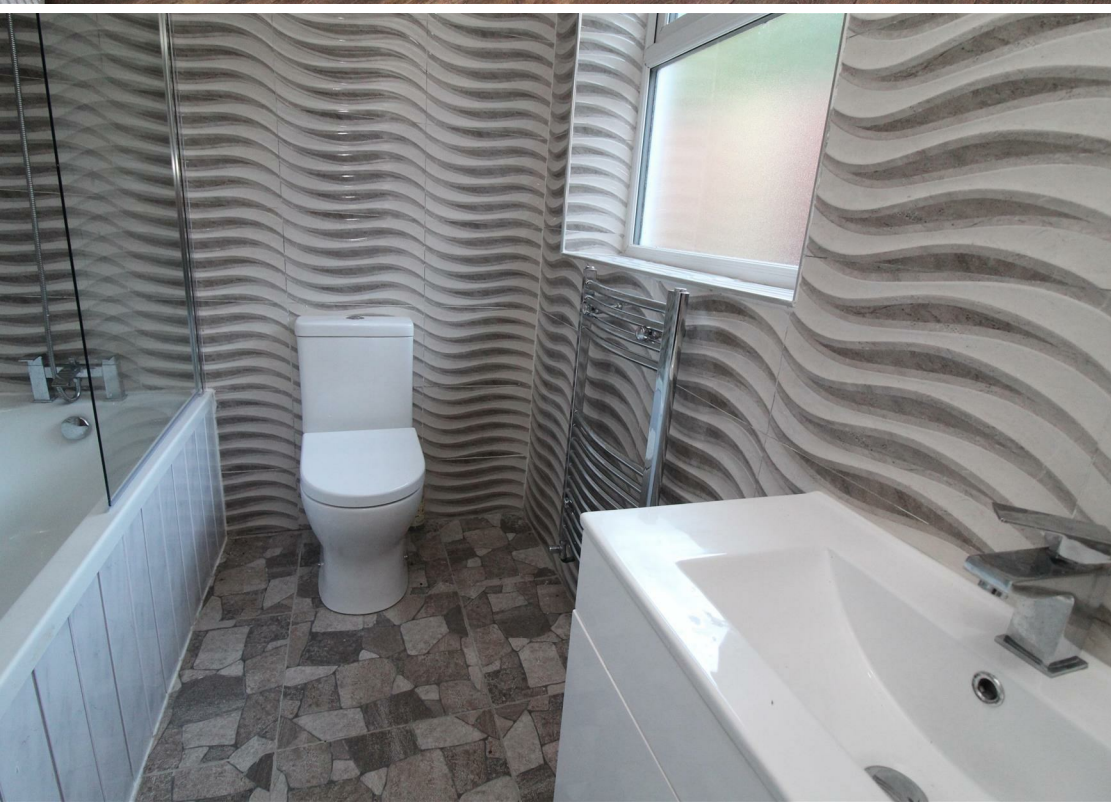
10'2" (max) 7'1" (min) x 9'11" (max) 6'6" (min) (3.10m (max) 2.16m (min) x 3.02m (max) 1.98m (min))

Double glazed Velux window to the front, and a radiator. Door to the rear into:-

Loft Room (En-Suite Shower Room)

10' (max) 7'7" (min) x 7'2" (max) 4'4" (min) (3.05m (max) 2.31m (min) x 2.18m (max) 1.32m (min))

Suite comprised of a shower enclosure with a pivot single door for access and a boiler fed shower inset. Low flush WC, and a wash hand basin with a mixer tap over inset to a vanity unit providing storage below. Ladder



style radiator, wood effect flooring, and panelling to the walls with a decorative chrome effect trim. Tiling to the shower walls, light to the ceiling, and an extractor fan also to the ceiling.

OUTSIDE

Rear Garden

Paved patio area extending to one side to create a paved pathway to the side of a raised garden laid mainly to lawn. Mixture of wall and fence borders, outside/security light and a timber built shed.

FURTHER INFORMATION

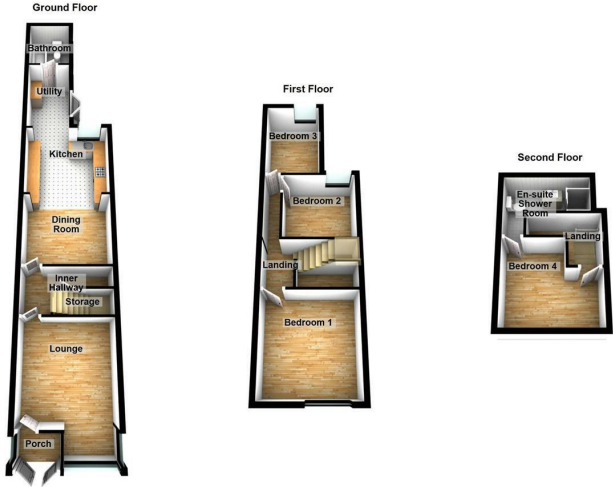
This property has received a full refurbishment throughout
No Upward Chain
The current Vendor advises he has Building Regulations for the Loft Conversion - This would need to be clarified via your solicitor

DISCLAIMER

Accuracy of details
The agent understands that these sales particulars have been prepared in accordance with the Property Misdescriptions Act 1991. However, please be advised that vendor approval may not have been obtained. If this is the case, the fixtures & fittings form provided by the solicitor should be relied upon and any queries should be raised through solicitors prior to exchange of contracts. We therefore advise all interested parties to confirm the accuracy with their solicitors.

1. MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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