



40 The Beck, Elford
Tamworth B79 9BP

Downes & Daughters
ESTATE AGENCY

40 The Beck, Elford Tamworth B79 9BP £325,000

A rare opportunity to acquire a three bedroom semi detached property with a south facing rear garden, in need of modernisation, at the very heart of this popular Staffordshire village. Offered for sale with no onward chain, this delightful family home has already been extended to the side and rear but would benefit from being 'brought up to date' and given a new lease of life by a new owner. With the overall square footage extending to an impressive 1,708 sq.ft, the ground floor has an entrance hallway, spacious open plan living and dining room, an 'L' shaped kitchen diner with access to the rear garden, a ground floor wet room, a side conservatory lobby style second entrance with rear hallway giving access to the utility and boot room and guest cloakroom, a feature return staircase rising to the first floor. The first floor offers the traditional layout for a house of this age, boasting three bedrooms and a family bathroom. Externally the property occupies a plot of 0.16 of an acre in an enviable position within the road, with private driveway parking for a number of vehicles, extensive south facing rear garden and two outbuildings offering storage and workshop space.

Viewing really is essential to fully appreciate the charm and future potential of this delightful home and its desirable position within the village.

GROUND FLOOR

Entrance Hallway • Open Plan Living & Dining Room • 'L' Shaped Kitchen Diner With Access To Rear Garden • Inner Hallway • Ground Floor Wet Room • Large Side Lobby Entrance With Rear Hallway To Garden • Utility & Boot Room • Guest Cloakroom

FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two • Bedroom Three With Over Stairs Cupboard • Family Bathroom

OUTSIDE

Private Driveway Parking For A Number Of Vehicles • Two Separate Rear Storage Buildings / Workshops • Extensive South Facing Rear Garden • Large Patio Seating Area • Shaped Lawn • Established Borders & Raised Beds • Vegetable Garden With Greenhouse & Storage Shed

FURTHER INFORMATION

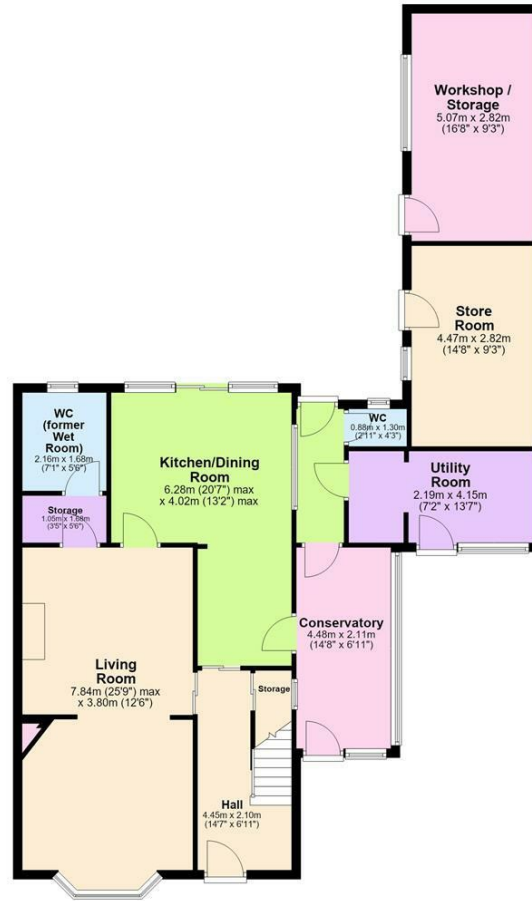
Freehold • Council Tax Band D • Energy Rating D • Oil Fired Central Heating • Upvc Double Glazing • Mains Drainage • No Onward Chain







Ground Floor
Approx. 115.6 sq. metres (1244.4 sq. feet)



First Floor
Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 158.7 sq. metres (1708.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
		58 67
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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