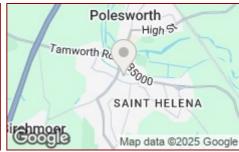
Lettings & Property Management









# Baxters Court, Tamworth, Staffordshire B78 1FE £1,900 PCM

- Modern detached property
- Utiltiy
- · Open plan kitchen
- Ensuite to master bedroom
- · Immaculately presented

- 4 bedrooms
- · Downstairs WC
- Garage
- Ensuite to second bedroom









# Number 3 Waterside Grange

With driveway to side leading to single garage the property offers the following accommodation;

# Entrance hallway

Spacious reception hallway with stairs to first floor, door to Guest WC and doors leading to Lounge.

#### **Guest WC**

With wash hand basin and WC.

### Lounge

Good sized lounge with window to fore and double doors leading to Dining Room and Kitchen to rear.

# Open Plan Kitchen / Dining Room

Spacious Dining Room area with bifold doors to rear garden and being open plan to the Kitchen Area. The Kitchen Area comprising of a range of storage cupboards, sink and drainer and a range of built in appliances including; electric hob with extractor above, double oven, fridge/freezer and dishwasher. A door leads to the Utility Room.

With space and plumbing for washing machine and tumble dryer and has storage cupboards with sink and mixer tap.

# First floor

Landing with doors leading to;

# Bedroom 1

Spacious double bedroom with door to en suite shower room and window to fore.

#### **Ensuite Shower Room**

Being fully tiled with shower, wash hand basin and WC.

## Bedroom 2

Double bedroom with window to rear and door to Ensuite.

# Ensuite

With suite comprising shower, wash hand basin and WC.

Bedroom 3 Double bedroom with window to rear.

Bedroom 4

## Bedroom with window to fore.

# Family Bathroom

With suite comprising of bath with shower above, wash hand basin and WC.

#### Rear Garden

Private rear garden with patio and lawn area and with gate to side.

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		Current	Potential
Very energy efficient - lower running	costs		
(92 plus) A			
(81-91) B		88	88
(69-80) C			
(55-68)			
(39-54)			
(21-38)	F		
(1-20)	G		

Environmental Impact (CO₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO2 emissions			
(92 plus) 🛝			
(81-91)			
(69-80) C			
(55-68)			
(39-54)			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			