



**Abelia
Amington
Tamworth
B77 4EY**

We are delighted to offer for sale this three bedrooomed spacious mid town house which would benefit from some up-dating but offers excellent potential.

Asking price £175,000

22 Abelia, Amington, Tamworth, Staffordshire, B77 4EY

We are delighted to offer for sale this three bedroomed mid town house which would benefit from some up-dating but offers excellent potential with having an extended garden room to the ground floor and offered with no onward chain.

The property briefly comprises of:

- * Entrance porch * Hallway ***
- * Downstairs w/c * Lounge ***
- * Kitchen/diner * Large full width garden room ***
- * Landing ***
- * Three bedrooms * Shower room ***
- * Double glazing * Gas central heating ***
- * Enclosed rear garden ***

The accommodation comprises in further detail:

ASKING PRICE £175,000

TO THE GROUND FLOOR

ENTRANCE PORCH

Via Upvc double glazed entrance door having window, space for dryer and large storage cupboard with light.

HALLWAY

Having stairs off, laminate flooring, radiator, understairs storage cupboard and coving surround to the ceiling.

DOWNSTAIRS W/C

Having double glazed window, wash basin, w/c and ornate coving surround to the ceiling.

LOUNGE 11'1" x 15'1" (3.38 x 4.61)

Having ornate coving surround to the ceiling, laminate flooring, radiator, double glazed French doors and side windows leading to the garden room and connecting door leading through to:



KITCHEN/DINER 17'6" x 11'0" max 9'4" min (5.35 x 3.36 max 2.86 min)

Having double glazed window to the front, double glazed rear door and double glazed rear window to the garden room, coving surround to the ceiling and radiator. Kitchen having work surfaces with ceramic tiling above, stainless steel sink and drainer, range of base cupboard and drawers, space for washing machine, low level oven with hob and extractor above, range of wall cabinets and space for wall mounted microwave.

LARGE GARDEN ROOM 24'6" x 9'0" (7.48 x 2.76)

A fantastic addition to the property which stretches the full width and is a versatile room having laminate flooring, radiator, power points, wall light points, double glazed French doors and double glazed windows leading out to the garden and TV aerial point.

TO THE FIRST FLOOR

LANDING

Having wooden banister, double glazed window, coving surround to the ceiling and airing cupboard housing the boiler.

BEDROOM ONE 14'4" x 9'9" (4.39 x 2.98)

Having double glazed window to the rear, radiator and large walk in storage cupboard/wardrobe.

BEDROOM TWO 9'10" x 11'5" (3.01 x 3.48)

Having double glazed window to the rear, radiator and coving surround to the ceiling.

BEDROOM THREE 6'2" x 10'4" (1.89 x 3.16)

Having double glazed window to the rear, radiator and loft access.

SHOWER ROOM

Having double glazed window, w/c, pedestal wash basin, ceramic tiling, ceiling coving, radiator, large shower cubicle with electric shower and extractor.

TO THE EXTERIOR

There is a lawn frontage having hedgerow border, gate and paved pathway leading to the entrance door.

To the rear of the property there is a low maintenance enclosed garden with the majority being paved patio area with gravel edge borders and rear pedestrian access gate.

GENERAL INFORMATION

SERVICES

We understand all main services are connected.

TENURE

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.



VIEWING

By prior appointment with Mark Evans & Company on 01827 311300

COUNCIL TAX

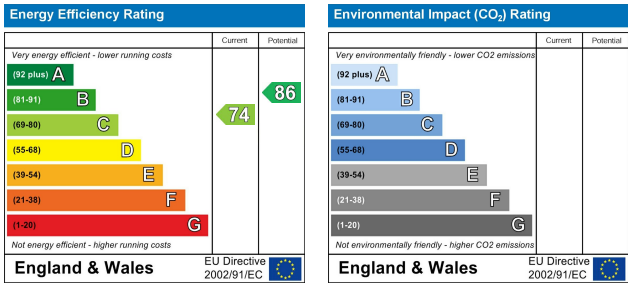
We understand this property is Council Tax Band "A". However, this should be verified by any intending purchaser.

DISCLAIMER

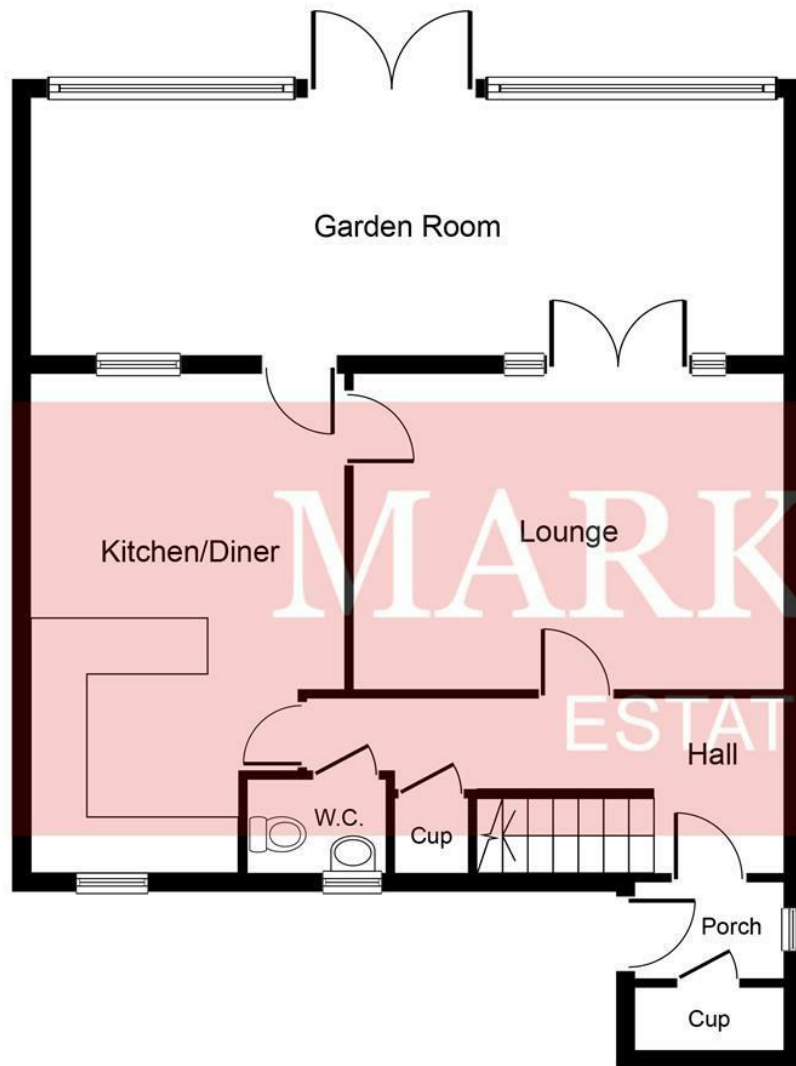
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

FIXTURES AND FITTINGS

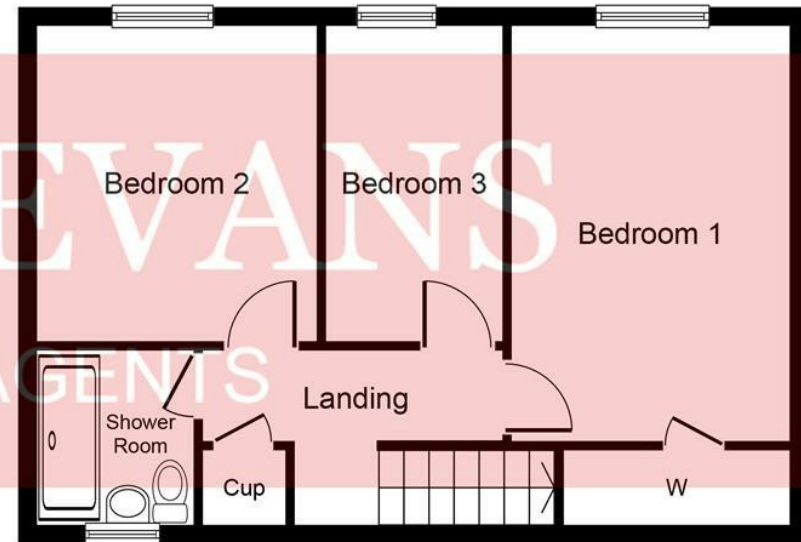
Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.







Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

START WITH A FREE & NO OBLIGATION HOME VALUATION
With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

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Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

NOTES:

IMPORTANT SPECIAL NOTES:
The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.
Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.
Photographs are for illustration only and may depict items not included in the sale of the property.