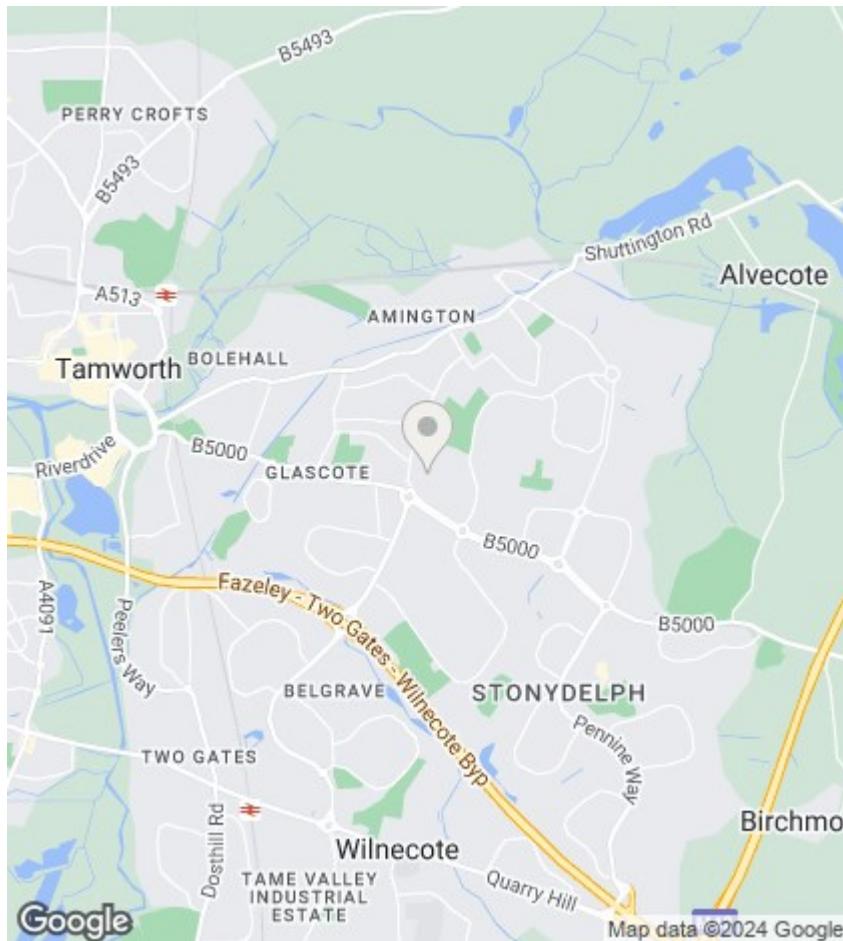




Angelica, Amington, Tamworth

Guide Price £234,950 - £255,000

- Semi-Detached House
- Extended To The Rear
- Bathroom With White Suite
- Freehold
- Council Tax Band C
- Three Bedrooms
- Spacious Lounge
- Low Maintenance Rear Garden
- EPC Rating E



Guide Price Range £250,000 - £255,000

Calders Residential are delighted to offer this well-presented extended semi-detached house situated within a quiet location in Amington, Tamworth. The property is within close proximity of excellent amenities including a short drive from Tamworth town centre, Landau Forte Academy and easy access to the M42 which is great for commuters travelling to Birmingham.

Upon entering the property via the porch you are immediately greeted by the lounge which is one of two reception rooms. The lounge includes space for freestanding furniture as well as a window to the front elevation providing natural light throughout. Adjacent to the lounge there is a large kitchen/diner. The kitchen area includes a range of units which provide ample storage, there is also French doors into the rear garden.

To the first floor there are three well-proportioned bedrooms. The bedrooms are complemented by the bathroom which includes a three piece white suite benefitting from a corner bath with an overhead shower, WC and a wash basin.

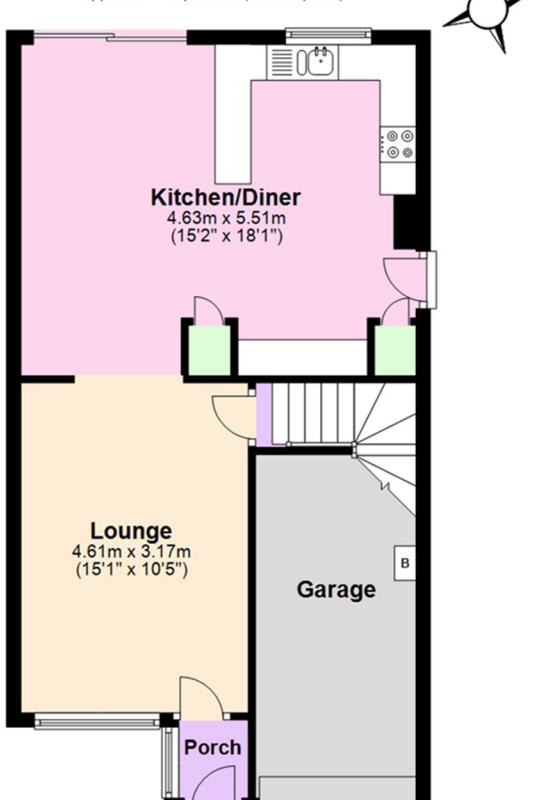
Outside, to the front there is a double-width driveway leading to an integral garage. To the rear there is an enclosed low maintenance rear garden consisting of artificial lawn and

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | | 54 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Ground Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



Total area approx. 94.1 sq. metres (1012.6 sq. feet)

First Floor

Approx. 38.7 sq. metres (416.6 sq. feet)

