



Castlehall  
Tamworth

# Castlehall Tamworth

Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented three bedroom semi-detached family home.

The property benefits from a rear extension giving the ground floor an abundance of living space which includes the front lounge, middle dining/sitting room as well as the kitchen to the rear. Furthermore there is an entrance porch, additional utility/wc, plus large car port and rear garage/garden room. The first floor landing leads to the three well proportioned bedrooms and family bathroom.

Externally there is a front driveway and low maintenance patio rear garden.

Other benefits include: new fitted UPVC double glazing and new gas central heating boiler (all fitted around 18 months ago, including warranties and guarantees).

It is situated in Tamworth on the outskirts of Glascote, the property benefits from a wide selection of local amenities & shops whilst Tamworth itself features shopping facilities at Ventura Park & the Town centre, local cinema, supermarkets, excellent leisure facilities and schooling. Commuter benefits include the A5, M42 and A38 road links with intercity and cross country rail links at Tamworth Station. The property benefits from close proximity to the M42.

## **PORCH:**

UPVC entrance door, light point, padded vinyl flooring, sliding door into the lounge.

## **LOUNGE:**

15' 8" x 13' 6" (4.77m x 4.11m)

Feature fireplace, carpeted flooring, TV aerial & phone sockets, ceiling light point, gun metal cast iron radiator, window to the front, stairs to the first floor, opening to the middle dining/sitting room.



## **DINING/SITTING ROOM:**

15' 8" x 10' 5" (4.77m x 3.18m)  
Tiled flooring, ceiling light point, powder coated cast iron radiator, windows to the side, under stairs storage cupboard, ample space for both a dining table and chairs plus sofa, further opening to the kitchen.



## **KITCHEN:**

10' 5" x 11' 0" (3.18m x 3.36m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, appliances which include the range cooker with extractor hood, American fridge-freezer and dishwasher, tiled flooring, ceiling light point, folding door to the utility/WC, French doors to the garden and UPVC side door to the car port and garage.



## **UTILITY/WC:**

7' 2" x 3' 10" (2.19m x 1.17m)  
Suite comprising low level WC, wash hand basin, work top with washing machine beneath, tiled flooring, ceiling light point and window to the side.

## **CAR PORT:**

7' 7" x 40' 3" (2.30m x 12.26m)  
Gated entrance and poly-carb roof offering ample dry storage for vehicles, bikes etc, leading to the rear garden and garage.



## **GARAGE/GARDEN ROOM:**

7' 7" x 16' 5" (2.30m x 5.00m)  
With electric points and lighting, front and side doors, as well as UPVC side window, this garage could be easily be fully converted into a garden room, home office, gym or studio.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and loft access hatch.

**BEDROOM ONE:**

8' 10" x 15' 5" (2.70m x 4.70m)

Built in wardrobes, overhead cabinets and dressing table, carpeted flooring, radiator, ceiling light point and window to the front.

**FAMILY BATHROOM:**

6' 1" x 6' 2" (1.85m x 1.87m)

White suite comprising: bath with mains fitted shower above, bowl wash hand basin set on cabinet unit, low level W/C, tiled flooring, aqua panelled walls, ceiling spot lights, extractor, radiator and window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

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**BEDROOM TWO:**

9' 4" x 9' 4" (2.85m x 2.85m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM THREE:**

6' 9" x 10' 6" (2.05m x 3.21m)

Built in storage/airing cupboard, carpeted flooring, ceiling light points, radiator and window to the front.



