





# Guys Close, Tamworth

£325,000

3 1 2





A well presented and conveniently located three bedroom family home, nestled right at the end of a peaceful cul-de-sac in a popular part of Tamworth.

Located near the border of Tamworth and Hopwas, this superb detached property in Guys Close boasts a tranquil yet conveniently connected position, enjoying easy access to surrounding areas via the A5 and M42, whilst Ventura Retail Park sits comfortably within a ten minute drive; home to a vast array of shops, restaurants and supermarkets. A short walk in the opposite direction is the River Tame, offering scenic trails with abundant nearby countryside and only a 5 minute walk from the beautiful Hopwas Village offering canal walks with pubs along the way. Ideal for families, the property falls within the catchment area for highly regarded local schools, including the popular Thomas Barnes, Flax Hill Junior Academy and Landau Forte Academy QEMS.

The accommodation boasts generous dimensions across two floors, with the ground floor featuring a welcoming entrance hall, tasteful and contemporary kitchen/diner, large main living room, equally good size conservatory and a guest WC, whilst the first floor is home to all three bedrooms and the attractive family bathroom. A car port and generous driveway with a well maintained lawn adjacent can be found to the frontage, whilst to the rear is an impressive landscaped garden and adjoined garage to make up the property's exterior.

A viewing is essential in order to appreciate what's on offer.







- Three Bedroom Detached Family Home
- Attractive Kitchen / Diner
- Virtual 360 Degree Tour Available
- Driveway, Lawned Frontage & Garage
- EPC Rating: B
- Generous Living Room
- Impressive Room Sizes
- Mature Landscaped Rear Garden
- Convenient & Popular Location
- Council Tax Band: C

