



26 The Beck, Elford  
Tamworth B79 9BP

Downes & Daughters  
ESTATE AGENCY



## 26 The Beck, Elford Tamworth B79 9BP £300,000

A rare opportunity to acquire a three bedroom semi detached property, in need of some internal modernisation, at the very heart of this popular Staffordshire village. Offered for sale with no onward chain, this delightful family home has only ever had one owner and has been well cared for and the gardens meticulously tended. The impressive ground floor is dominated by a spacious open plan living and dining space with a feature return staircase rising to the first floor. The kitchen gives access to the rear garden and integral garage and the guest cloakroom and large conservatory complete the ground floor. The first floor boasts an elegant landing, three bedrooms (two with fitted wardrobes) and a family bathroom. Externally the property occupies an attractive plot in an enviable position within the road, with private driveway parking for a number of vehicles, single integral garage, neat lawned front garden and a wonderfully private rear garden, just a few degrees of due south, with shaped lawn, patio seating areas and manicured established borders.

Viewing really is essential to fully appreciate the charm and future potential of this delightful home and its desirable position within the village.

### GROUND FLOOR

Entrance Porch • Open Plan 'L' Shaped Living & Dining Room With Feature Return Staircase Rising To The First Floor • Conservatory • Kitchen With Access To Rear Garden • Inner Hallway With Access To Garage • Guest Cloakroom

### FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes • Bedroom Two With Fitted Wardrobes • Bedroom Three • Family Bathroom

### OUTSIDE

Private Driveway Parking For A Number Of Vehicles • Single Integral Garage • Neat Lawned Front Garden • Wonderfully Private South East Facing Rear Garden • Lawn & Patio Seating Area • Neat Established Borders • Timber Storage Shed

### FURTHER INFORMATION

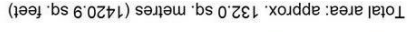
Freehold • Council Tax Band D • Energy Rating D • Oil Fired Central Heating • Upvc Double Glazing • Cavity Wall Insulation • Mains Drainage • No Onward Chain











Not All Agents Are Equal.

A pink tufted sofa with a dog sitting on it. The dog is a small, dark-colored dog with a white patch on its chest, wearing a green collar. The sofa is a classic Chesterfield style with deep tufting and a high back. The background is a solid light green color.

## Not All Agents Are Equal...