

Amington Road

Bolehall, Tamworth, Staffordshire, B77 3LW

£272,500

# Property Features

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- Exceptional Three Bedroom Detached Bungalow
- Off Road Parking to the Rear
- Lounge
- Kitchen
- Utility Room
- Bedroom One with En-suite
- Bedroom Two with En-suite
- Sitting Room/Bedroom Three
- Low Maintenance Slabbed Paved Garden
- Convenient Location

## Full Description

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Taylor Cole Estate Agents are pleased to present 'for sale' this exceptional three bedroom bungalow, with off road parking to the rear, set along one of Tamworth's most arterial and historical roads. This well-presented residence has undergone tasteful and practical extensions, resulting in the perfect haven for those seeking generous living accommodations all on one level.

### INTERNAL

As you approach the property, you are greeted by wrought iron gates leading to a private and low-maintenance front aspect. The covered front entrance door beckons you into an inviting space that sets the tone for the entire home. Upon entering, you are welcomed by a spacious entrance hallway that gracefully connects the various areas of the bungalow. The bright and well-proportioned lounge is bathed in natural light, creating an inviting atmosphere for relaxation and entertainment. The heart of the home is found in the thoughtfully refitted kitchen, offering a modern range of matching base units and wall mounted cupboards and being seamlessly connected to a convenient utility room. Featuring two generously sized bedrooms, each boasting its own en-suite for added privacy and luxury. Additionally, a versatile space awaits, offering the potential for a third bedroom or an extra reception room, allowing you to tailor the home to your unique needs and preferences.



## LOUNGE

12' 0" x 11' 11" (3.66m x 3.63m)

## KITCHEN

5' 9" x 16' 10" (1.75m x 5.13m)

## UTILITY

5' 8" x 5' 6" (1.73m x 1.68m)

## BEDROOM ONE

11' 9" x 11' 9" (3.58m x 3.58m)

## EN SUITE

5' 3" x 5' 3" (1.6m x 1.6m)

## BEDROOM TWO

10' 4" x 11' 10" (3.15m x 3.61m)

## EN SUITE

4' 5" x 7' 3" (1.35m x 2.21m)

## BEDROOM THREE/SITTING ROOM

12' 11" x 8' 9" (3.94m x 2.67m)

## OUTSIDE

Stepping outside into the low-maintenance slab-paved garden, you will find the perfect space for hosting various garden seating arrangements and furniture, creating an ideal setting for al fresco dining, entertaining guests, or simply soaking up the calm and private environment.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

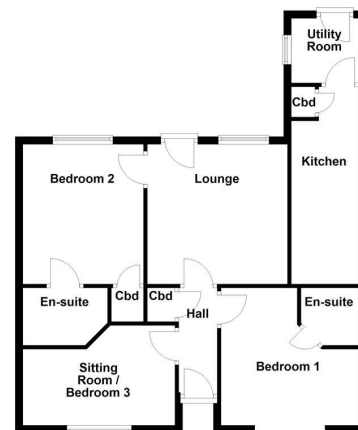
## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 53 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements