



Marlow Road

Bolehall, Tamworth, Staffordshire, B77 3NH

£225,000

# Property Features

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- Deceivingly Spacious Semi Detached Home
- Entrance Hall
- Lounge
- Kitchen
- Three Bedrooms
- Bathroom
- Rear Garden
- Driveway
- Well Established Residential Development
- Internal Viewing Highly Advised

## Full Description

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Taylor Cole Estate Agents are pleased to present 'for sale' this deceivingly spacious three bedroom semi-detached home occupying a commanding position upon this well-established residential development coming to the market with the benefit of no onward chain. The home benefits from tandem parking running adjacent to the home offering ideal off-road parking and features gas central heating and double glazing throughout, internal viewing is highly advised.

Entering the home you are met with an attractive lounge positioned at the front of the property with a double glazed window overlooking the fore in addition to an abundance of space for a range of lounge furnishings and door enclosing stairs that lead off to the first floor landing, positioned at the back of the home is a well-proportioned kitchen space with a range of matching cupboard units and roll top working surfaces with door providing access to the rear garden.

### ENTRANCE HALL

### LOUNGE

11' 0" x 14' 11" (3.35m x 4.55m)

### KITCHEN

14' 11" x 8' 7" (4.55m x 2.62m)



## FIRST FLOOR

Ascending to the first floor the property features three ample bedrooms with the main bedroom being a comfortable double room with fitted storage courtesy of a full height storage cupboard, a generous second bedroom awaits at the rear of the property with a good sized third bedroom offering versatility for a range of functions. The bathroom is a sleek three piece suite of matching white components with panelled bathtub, close coupled WC and pedestal hand wash basin.

### BEDROOM ONE

8' 9" x 11' 0" (2.67m x 3.35m)

### BEDROOM TWO

8' 7" x 8' 9" (2.62m x 2.67m)

### BEDROOM THREE

6' 0" x 8' 2" (1.83m x 2.49m)

### BATHROOM

5' 11" x 5' 8" (1.8m x 1.73m)

### OUTSIDE

The tidy rear garden offers a quiet and serene space with verdant lawns and slab paved patios to host an array of garden furniture, having a convenient summerhouse for further reception or functional storage space with timber fencing enclosing the boundaries and having a side gate with access to the tandem driveway.

### 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.

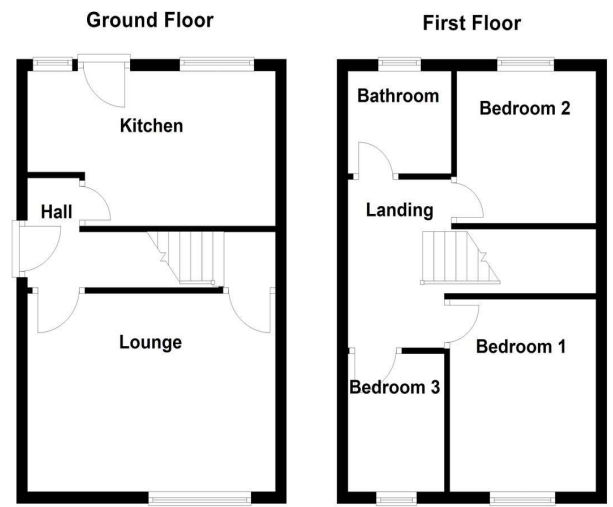
### TENURE

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	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 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