



Lillingstone Avenue  
Tamworth, Staffordshire, B79 8FD

£280,000

# Property Features

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- Three Storey Three Bedroom Semi Detached Home
- Lounge
- Breakfast Kitchen
- Guest Cloakroom
- Bedroom One with En-suite
- Two Further Bedrooms
- Family Bathroom
- Driveway
- Rear Garden
- Highly Regarded Residential Development

## Full Description

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Taylor Cole Estate Agents are pleased to present 'for sale' this fantastic three-storey, three-bedroom semi-detached home situated on the esteemed north side of Tamworth, within a highly regarded residential development. The property exudes charm from the moment you arrive, set behind a well-kept frontage and a tarmac driveway that provides both convenience and aesthetic appeal with stunning views opposite, offering a captivating backdrop of the surrounding landscape.

As you step inside, the ground floor unveils a bright and spacious lounge, creating an inviting atmosphere for relaxation and entertainment. The sleek and modern breakfast kitchen, adorned with attractive units, seamlessly connects to the rear garden, providing a perfect blend of indoor and outdoor living. An inner hallway hosts a convenient guest cloakroom, and a staircase leads to the first-floor landing.

### LOUNGE

11' 5" x 14' 4" (3.48m x 4.37m)

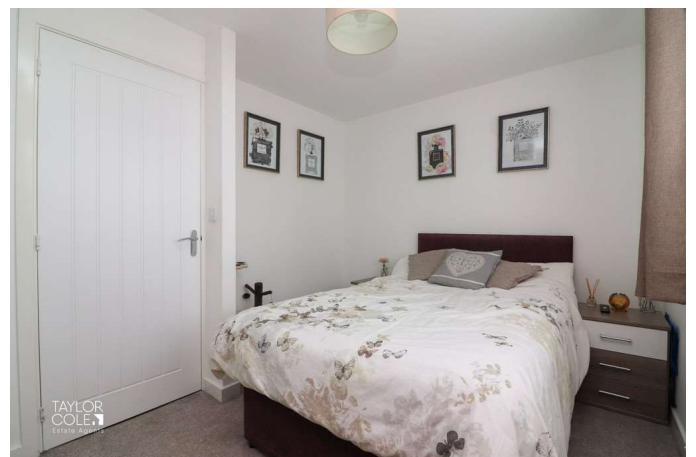
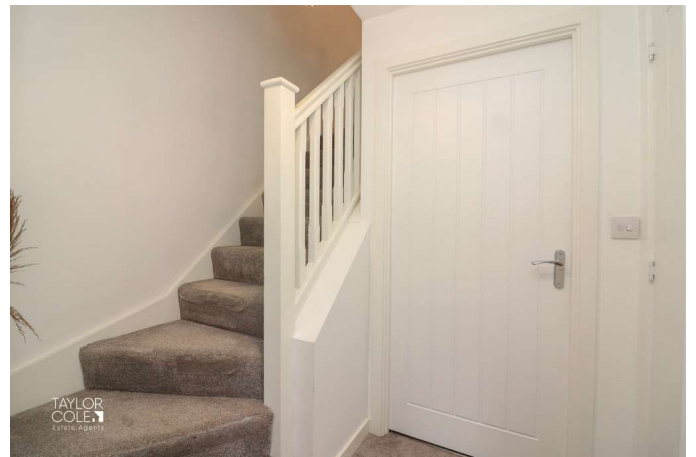
### BREAKFAST KITCHEN

15' 5" x 7' 3" (4.7m x 2.21m)

### GUEST CLOAKROOM

### FIRST FLOOR

The first floor boasts two comfortable double bedrooms, each offering unique views over the front and rear aspects. A lovely three-piece bathroom suite on this level showcases quality tiling, a panelled bathtub with a shower fitment over, a pedestal hand wash basin, and a close-coupled WC- adding both style and functionality to this space.





## BEDROOM TWO

11' 5" x 10' 1" (3.48m x 3.07m)

## BEDROOM THREE

11' 5" x 8' 5" (3.48m x 2.57m)

## FAMILY BATHROOM

7' 6" x 5' 2" (2.29m x 1.57m)

## SECOND FLOOR

Ascending to the second floor, a superb master bedroom awaits, offering a wealth of space for a range of furnishings. Characterised by a dormer window overlooking the fields opposite, this room captures the essence of tranquillity and charm. The master bedroom is complemented by a well-appointed en-suite bathroom, flooded with natural light from 'Velux' windows above, creating a serene retreat.

## BEDROOM ONE

8' 1" x 12' 8" (2.46m x 3.86m)

## ENSUITE

10' 11" x 4' 6" (3.33m x 1.37m)

## OUTSIDE

The rear garden is a delightful oasis, providing a lovely space to unwind. Vibrant lawns are adorned by manicured borders, while secure timber fencing ensures privacy. A spacious patio completes the outdoor experience, perfect for external entertainment and garden furniture.

## 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.

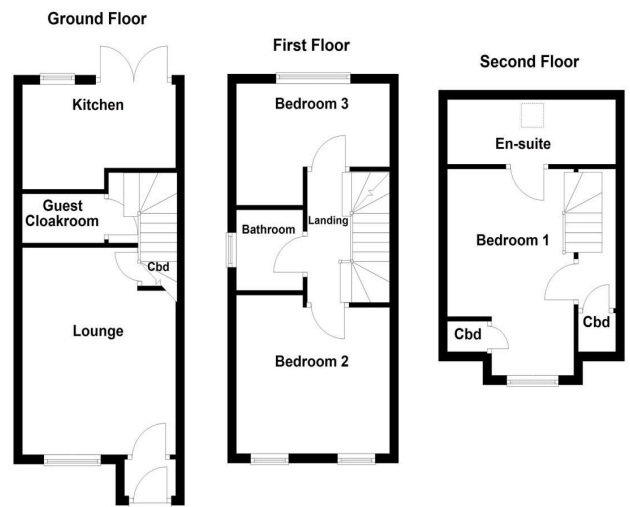
## TENURE

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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

www.taylorcole.co.uk  
 sales@taylorcole.co.uk  
 01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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