



Highcliffe Road

Two Gates, Tamworth, Staffordshire, B77 1ED

£290,000

Property Features

- Modern & Extended Family Home
- Welcoming Entrance Hall
- Spacious Lounge
- Open Kitchen / Dining Area
- Four Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Block Paved Driveway
- Freehold
- Early Internal Viewing Is Considered Essential

Full Description

Welcome to this beautifully presented and extended four-bedroom semi-detached home, nestled in an exceptional and highly convenient location.

GROUND FLOOR

As you step into the property, you're greeted by a warm and inviting entrance hall, featuring the staircase leading to the first-floor landing. To your right, a doorway opens into the spacious and bright dual-aspect lounge, offering ample space for relaxation and entertainment. Also off the hallway, you'll discover the heart of the home: the stunning extended kitchen/dining area. This room is a true highlight, boasting a striking range of matching wall and base units, creating both functionality and elegance. The 'L-shaped' layout provides generous floor space, perfect for accommodating a free-standing dining room table, while windows offer views over both the front and rear aspects, flooding the space with natural light.

LOUNGE

10' 11" x 17' 1" (3.33m x 5.21m)

KITCHEN / DINING AREA

16' 10" x 15' 7" (5.13m x 4.75m)

FIRST FLOOR

Ascending the stairs, you'll find four charming bedrooms, each thoughtfully proportioned to maximize comfort and privacy. These bedrooms offer versatile spaces, ideal for family living or accommodating guests. Completing the first floor is the luxurious family bathroom, featuring a beautifully coordinated suite.



BEDROOM ONE

15' 7" x 7' 00" (4.75m x 2.13m)

BEDROOM TWO

11' 00" x 8' 00" (3.35m x 2.44m)

BEDROOM THREE

8' 11" x 11' 2" (2.72m x 3.4m)

BEDROOM FOUR

6' 10" x 5' 11" (2.08m x 1.8m)

FAMILY BATHROOM

5' 10" x 4' 11" (1.78m x 1.5m)

EXTERNAL

Outside, the property boasts a spacious block-paved driveway to the front, providing excellent off-road parking facilities. To the rear, a private garden awaits, designed for outdoor enjoyment and relaxation. Multiple seating areas offer versatility for outdoor dining or lounging, while a well-maintained lawn sits at the centre with borders flanking each side. Additionally, a sizeable timber shed positioned at the rear of the garden provides valuable outdoor storage space, catering to practical needs.

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	75 C	
55-68	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 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