



Liberty Road

Hockley, Tamworth, Staffordshire, B77 5HX

Starting Bid £150,000

# Property Features

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- Charming Semi Detached Residence
- No Onward Chain
- Entrance Porch
- Lounge
- Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking

## Full Description

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Taylor Cole Estate Agents are pleased to welcome 'for sale' this charming two bedroom home, being presented to the market with no onward chain. The property boasts a superb plot with a spacious rear garden and offers the perfect blank canvas for First Time Buyers, Downsizers and Investors alike.

### GROUND FLOOR

Stepping into the property, you are first met with a spacious dual aspect lounge, flooded with natural light and possessing a unique open aspect hosting the stairs off to the first floor landing, continuing towards the back of the home, a well-appointed conservatory enjoys outlooks onto the generous rear garden with the kitchen adjacent and fitted with a matching range of base units and drawers, supplemented by roll top working surfaces and cupboards above in addition to side access door.

### LOUNGE

19' 10" x 8' 10" (6.05m x 2.69m)

### KITCHEN

11' 10" x 7' 7" (3.61m x 2.31m)

### CONSERVATORY

8' 8" x 8' 1" (2.64m x 2.46m)





## FIRST FLOOR

Ascending to the first floor, you will find two well appointed bedrooms, with the master bedroom residing at the front of the home with built in storage and illuminating windows overlooking the fore, with a versatile second bedroom offering a superb space for a range of functions such as a home office or dressing room, a good sized family bathroom offers a three piece suite currently housing a corner shower enclosure with sliding doors, pedestal hand wash basin and close coupled WC.

### BEDROOM ONE

13' 6" x 8' 9" (4.11m x 2.67m)

### BEDROOM TWO

10' 9" x 9' 11" (3.28m x 3.02m)

### BATHROOM

6' 5" x 5' 3" (1.96m x 1.6m)

### OUTSIDE

The rear of the home is a standout feature of the plot, with a wealth of usable space and being the perfect canvas to be customised and styled to create a tranquil retreat, with ample lawn spaces supplemented by spacious slab paved patio and enclosed by secure timber fencing.



ANTI MONEY LAUNDERING

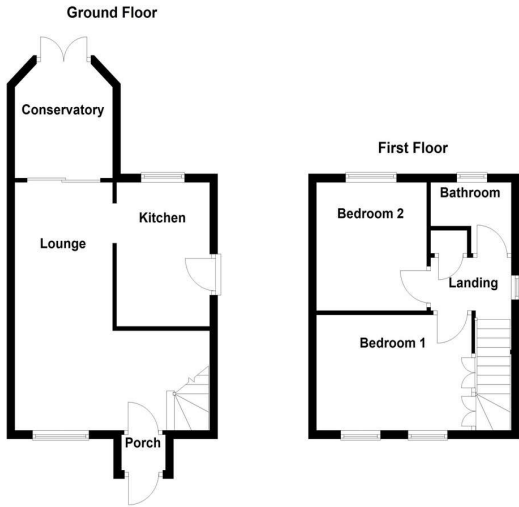
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		85 B
69-80	C		
55-68	D	58 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 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