



Canning Road
Amington, Tamworth, B77 3JT

Offers Over £215,000

Property Features

- Well-Situated Semi Detached Home
- Inviting Reception Hall
- Spacious Family Lounge
- Well-Proportioned Kitchen
- Two Double Bedrooms
- Versatile Third Bedroom
- Three Piece Bathroom Suite
- Thoughtfully Designed Rear Garden
- Sought After Location
- Freehold

Full Description

Welcome to this well-situated and spacious three-bedroom semi-detached family home, coming to the market with the benefit of no onward chain. Bursting with potential following modernisation throughout, this property offers an exceptional opportunity for families seeking a versatile and inviting living space.

GROUND FLOOR

Stepping inside, you are greeted by a welcoming reception hallway featuring stairs leading to the first-floor landing. Adjacent to the hallway, floor-to-ceiling obscure windows allow natural light to filter through, creating a bright and airy entrance. The spacious family lounge is comfortably proportioned to accommodate a wealth of freestanding lounge furniture. Sliding doors open out onto the rear garden, providing seamless indoor-outdoor living.

Positioned at the rear of the home is a well-proportioned kitchen. It is fitted with a matching range of base units, roll-top working surfaces, and additional cupboards above, complemented by quality tiled surrounds. An external door offers convenient access to the side aspect of the property.

RECEPTION HALLWAY

LOUNGE

11' 9" x 18' 3" (3.60m x 5.57m)

KITCHEN

11' 9" x 12' 7" (3.60m x 3.86m)



FIRST FLOOR

Upstairs, the property boasts three superb bedrooms, each offering versatile accommodation options. Bedrooms one and two host ample double proportions, while the third bedroom, currently utilised as a dressing room, allows for a range of possibilities, such as a home office. The thoughtfully designed family bathroom features a matching tiled surround and a three-piece suite, including a spacious walk-in shower enclosure, pedestal hand wash basin, and close-coupled WC.

BEDROOM ONE

13' 8" x 9' 1" (4.18m x 2.78m)

BEDROOM TWO

12' 9" x 8' 3" (3.90 (max)m x 2.52m)

BEDROOM THREE

7' 1" x 9' 6" (2.16m x 2.91m)

BATHROOM

4' 11" x 7' 4" (1.52m x 2.25m)

OUTSIDE

The tastefully designed rear garden serves as an enjoyable retreat, with a harmonious ensemble of slab-paved patios, lawns, and a raised decking area at the foot of the plot. This space offers potential for external seating and entertainment, perfect for family gatherings or peaceful relaxation.

GARAGE



ANTI MONEY LAUNDERING

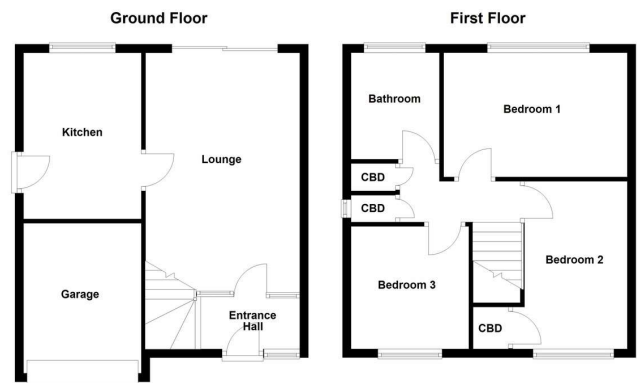
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

VIEWING

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

TENURE

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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 and 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