



Romney

Belgrave, Tamworth, Staffordshire, B77 2NH

£245,000

Property Features

- Thoughtfully Extended Semi-Detached
- Spacious Family Lounge
- Through Dining Room
- Cosy Family Room
- Attractive Kitchen
- Three Superb Bedrooms
- Family Bathroom
- Pleasant Rear Garden
- Off Road Parking
- Freehold

Full Description

This well-presented and thoughtfully extended semi-detached family home boasts attractive interiors and generous proportions throughout, with a wealth of commuter links and shopping amenities in close proximity.

Upon entry, you are welcomed into a superb family lounge, offering ample space to accommodate an array of furnishings. Further reception space is provided by a versatile area currently utilised as a dining room, complemented by a charming family room at the rear of the home. This room features an indoor-outdoor approach, offering seamless access to the rear garden. Adjacent to these spaces, the attractive kitchen is adorned with a matching range of tasteful units, enhanced by square top wooden work surfaces.

ENTRANCE PORCH

LOUNGE

16' 0" x 10' 4" (4.90m x 3.17m)

DINING AREA

8' 7" x 12' 11" (2.62m x 3.96m)

FAMILY AREA

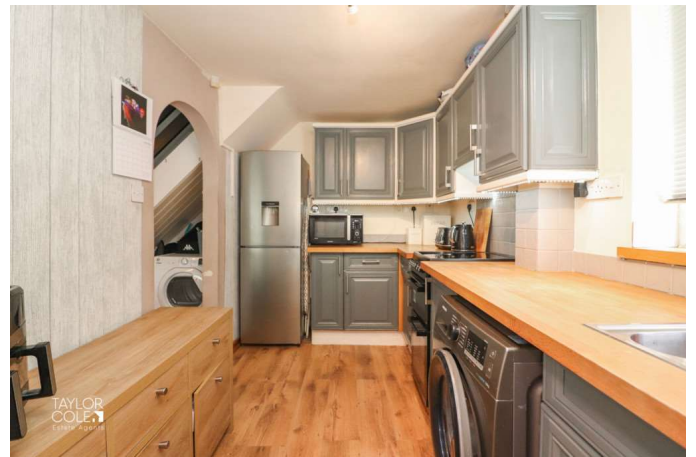
6' 11" x 15' 1" (2.11m x 4.61m)

KITCHEN

7' 0" x 13' 0" (2.14m x 3.98m)

FIRST FLOOR

Ascending to the first floor, three wonderful bedrooms await, each with generous dimensions to accommodate various functions. Each bedroom is thoughtfully designed with fitted storage facilities. A well-appointed family bathroom features



a quality tiled surround and hosts a matching three-piece suite.

BEDROOM ONE

9' 10" x 9' 11" (3.02m x 3.04m)

BEDROOM TWO

10' 8" x 9' 1" (3.26m x 2.78m)

BEDROOM THREE

6' 8" x 7' 10" (2.04m x 2.40m)

BATHROOM

5' 8" x 9' 2" (1.73m x 2.80m)

EXTERNAL

Stepping outside, the rear garden is a fantastic composition of slab paving, vibrant lawns, and timber decking, creating a diverse space for external seating and entertainment, all enclosed by secure timber fencing. Completing the ensemble, a detached single garage provides both storage and potential for conversion.

ANTI MONEY LAUNDERING

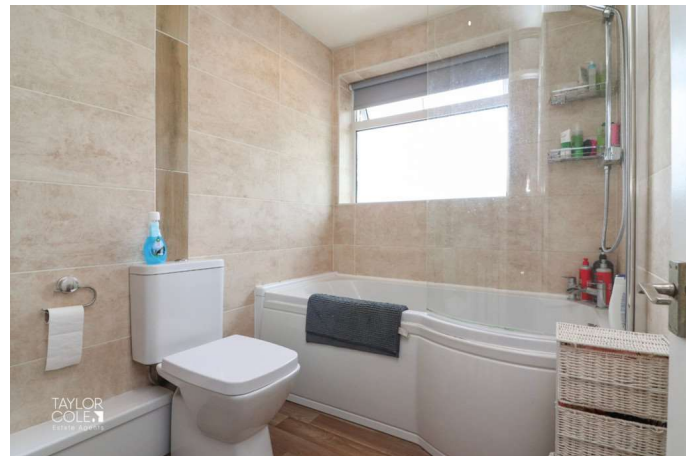
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

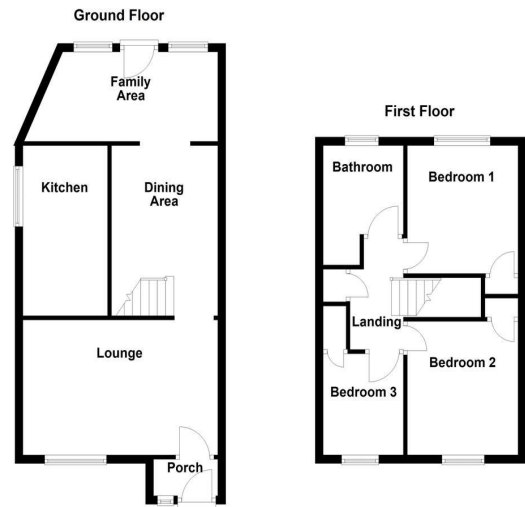
TENURE

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	72 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