



Mildenhall

Tamworth, Staffordshire, B79 8RZ

£235,000

# Property Features

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- Attractive Semi-Detached Family Home
- Bright Family Lounge
- Well-Appointed Breakfast Kitchen
- Three Spacious Bedrooms
- Family Bathroom
- Charming Rear Garden
- Detached Single Garage
- Potential to Modernise & Extend
- Close to Local Schooling
- Freehold

## Full Description

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Nestled in one of Tamworth's most esteemed residential areas, this charming and traditional semi-detached family home is a true gem. Set on a superb plot, it offers unlimited potential for modernisation and alteration, making it the perfect canvas for your dream home. With an incredible array of local schools, shopping options, and commuter links just a stone's throw away, convenience is at your doorstep.

### GROUND FLOOR

Upon entering, you are welcomed by a warm and inviting entrance hallway, featuring stairs leading to the first-floor landing. This hallway guides you into a spacious family lounge, situated at the rear of the home. Here, windows and French doors flood the space with natural light, creating a bright and airy atmosphere. Adjacent to the lounge, the delightful breakfast kitchen offers ample space for culinary activities, complete with a built-in pantry for enhanced storage and an additional access point to the rear garden.

### ENTRANCE HALL

### LOUNGE

11' 0" x 15' 11" (3.37m (max) x 4.87m)

### BREAKFAST KITCHEN

10' 10" x 9' 8" (3.31m x 2.96m)

### FIRST FLOOR

Upstairs, the home boasts three generously sized bedrooms, each offering versatile accommodation options. The family bathroom features a matching three-piece suite, set within a well-appointed half-tiled surround.



### BEDROOM ONE

9' 10" x 12' 0" (3.0m x 3.66m (max))

### BEDROOM TWO

9' 10" x 9' 8" (3.0m x 2.96m)

### BEDROOM THREE

5' 11" x 8' 3" (1.82m x 2.54m)

### BATHROOM

5' 11" x 5' 6" (1.82m x 1.70m)

### EXTERNAL

Outside, the rear garden begins with a spacious slab-paved patio, perfect for outdoor seating and entertaining. Pathways lead to the rear of the plot, where well-kept lawns and vibrant flowerbeds add a splash of colour and character. Secure timber fencing outlines the garden, providing privacy and security. Additionally, a detached single garage offers further storage and potential.

### 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.

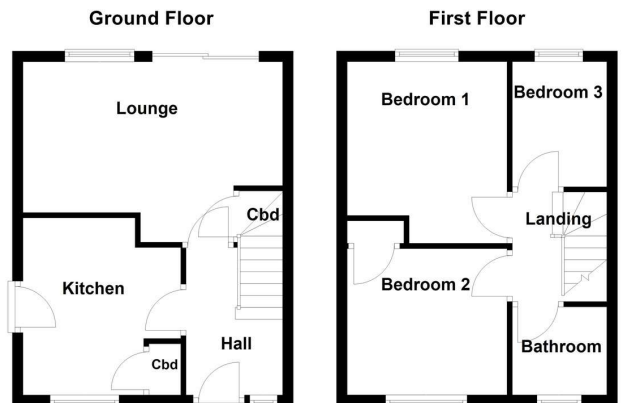
### TENURE

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		84 B
69-80	C		
55-68	D	67 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