



Furness

Abbotsgate, Tamworth, B77 2QQ

£295,000

Property Features

- Delightful Link Detached Family Home
- Welcoming Entrance Hall
- Spacious Lounge
- Refitted Kitchen
- Utility Room & Guest WC
- Three Well-Proportioned Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Well Regarded 'Abbotsgate' Estate
- Freehold

Full Description

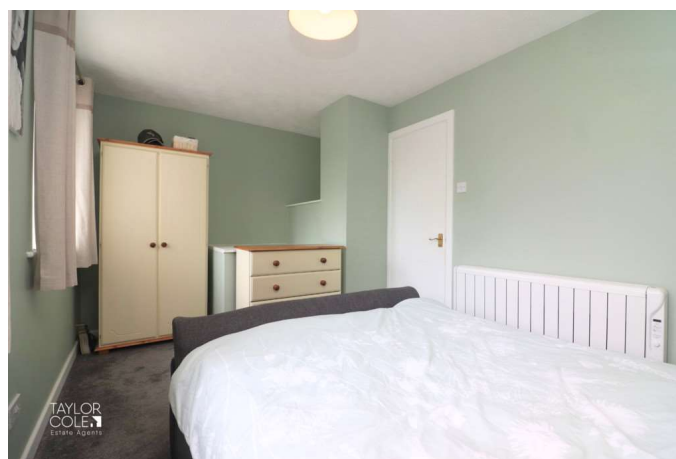
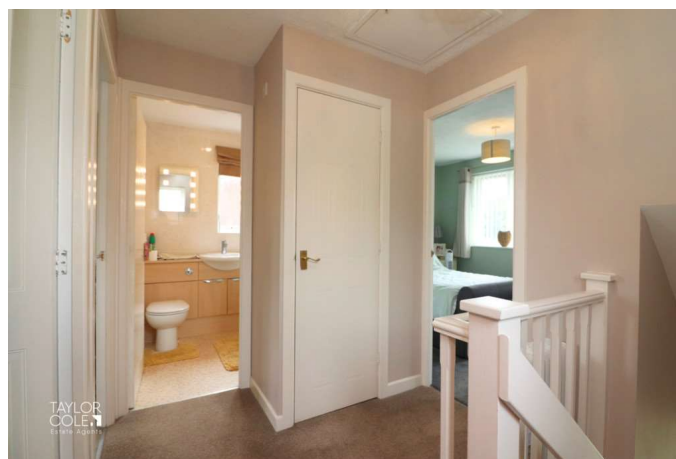
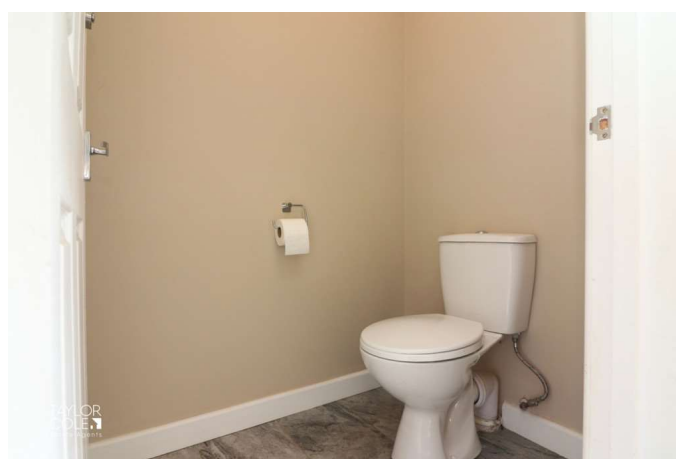
Welcome to this delightful link-detached family home, perfectly nestled in an enviable cul de sac location. The property is set back from the road behind a beautifully maintained fore garden, featuring a lush, well-kept lawn complemented by a tarmac driveway providing ample parking space.

Meticulously improved by the current owners, this home offers a harmonious blend of modern living and convenient access to excellent local schools, shopping amenities, and commuter links.

GROUND FLOOR

As you step inside, you are greeted by a warm and inviting entrance hallway that flows effortlessly into the heart of the home. The generously proportioned family lounge offers a comfortable and versatile space, perfect for relaxation and entertaining. The bay window at the front of the room bathes the space in natural light, enhancing the room's airy and bright atmosphere.

The rear of the home reveals a superbly appointed kitchen, equipped with an array of quality base units and sleek square top working surfaces. This kitchen is a dream for any culinary enthusiast, offering ample space for meal preparation. Adjacent to the kitchen, a practical utility room provides housing for essential white goods and includes a guest cloakroom for added convenience. The utility room also offers direct access to the rear garden, making it a functional space for busy family life. Additionally, a garage store on the ground floor adds extra storage solutions.



LOUNGE

12' 7" x 11' 5" (3.86m x 3.48m)

KITCHEN

17' 7" x 9' 10" (5.37m x 3.00m)

UTILITY ROOM

GUEST CLOAKROOM

FIRST FLOOR

Ascending to the first floor, the home offers three well-sized bedrooms. The main bedroom is a comfortable double, while the two additional bedrooms provide flexible accommodation, ideal for a growing family or a home office setup. The stylish family bathroom is fitted with a matching three-piece suite, including a panelled bathtub with a shower screen and fitment, a wooden vanity unit with an inset hand wash basin, and a close-coupled WC.

BEDROOM ONE

12' 11" x 8' 6" (3.94m x 2.60m)

BEDROOM TWO

8' 9" x 7' 8" (2.67m x 2.34m)

BEDROOM THREE

7' 8" x 5' 8" (2.34m x 1.75m)

BATHROOM

6' 2" x 5' 6" (1.88m x 1.68m)

EXTERNAL

The rear garden is a peaceful oasis, designed for relaxation and outdoor enjoyment. A newly fitted slab paved patio serves as a delightful seating and entertainment area, bordered by decorative brickwork. Steps lead down to a spacious, vibrant lawn, creating a perfect spot for children to play or for hosting summer gatherings.



ANTI MONEY LAUNDERING

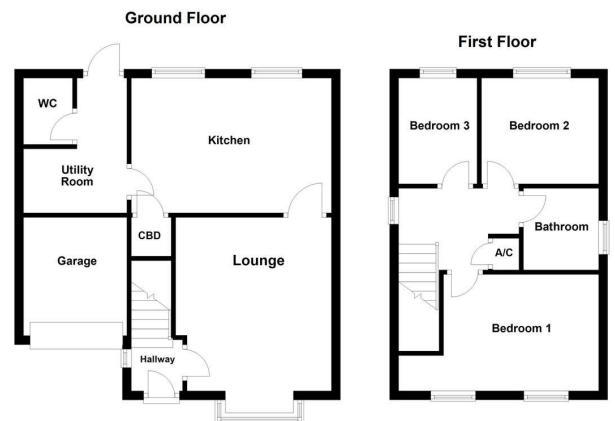
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 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