



## Lichfield Crescent

Hopwas, Tamworth, Staffordshire, B78 3AJ

£345,000

# Property Features

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- Charming Semi-Detached Family Home
- Three Well-Appointed Bedrooms
- Superb Cul De Sac Position
- Refitted Shower Room
- Generous Family Lounge
- Mature Rear Garden
- Extended Kitchen/Diner
- Gated Driveway
- Utility Room & Integral Garage
- Desirable Location

## Full Description

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Nestled in a sought-after cul de sac within one of Tamworth's most desirable neighbourhoods, this charming semi-detached family home has been thoughtfully extended to offer generous living spaces and sleek finishes throughout.

### GROUND FLOOR

As you step inside, you are welcomed by a bright entrance hall that leads to the first-floor landing. The journey begins in the spacious family lounge, where natural light pours through a bay window overlooking the front aspect, creating a warm and inviting atmosphere. An inset electric fire adds a touch of cosiness, making this room the perfect spot for relaxation.

Continuing through the home, you'll discover a stunning open-plan kitchen/diner that truly is the heart of the home. This area boasts ample space for family gatherings and entertaining, featuring a matching range of stylish base units and work surfaces. French doors open directly onto the rear patio, seamlessly blending indoor and outdoor living. Additionally, a purpose-built utility room offers convenient space for all your white goods appliances.

### LOUNGE

16' 4" x 14' 3" (5.00 (Into Bay) m x 4.35m)

### KITCHEN/DINER

25' 9" x 8' 0" (7.86 (Max) m x 2.46m)

### UTILITY ROOM

8' 2" x 6' 9" (2.50m x 2.06m)



## FIRST FLOOR

Upstairs, the property features three well-proportioned bedrooms, each bathed in natural light and offering ample space for versatile living arrangements. The newly remodelled shower room is a true highlight, showcasing a sleek three-piece suite complemented by water-resistant surrounds, delivering both style and functionality.

### BEDROOM ONE

10' 11" x 9' 4" (3.33m x 2.86 (Into Wards) m)

### BEDROOM TWO

11' 3" x 8' 1" (3.44m x 2.47m)

### BEDROOM THREE

8' 11" x 8' 2" (2.74m x 2.50m)

### SHOWER ROOM

5' 6" x 5' 4" (1.70m x 1.64m)

### THE REAR

Outside, the rear garden offers a private and tranquil retreat with a low-maintenance design. The majority of the space is laid with slab paving, ideal for alfresco dining or lounging, while thoughtfully placed flowerbeds along the borders add a splash of colour and character to this serene outdoor haven.

### GARAGE

17' 3" x 11' 8" (5.27m x 3.57 (Max) m)

### 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.

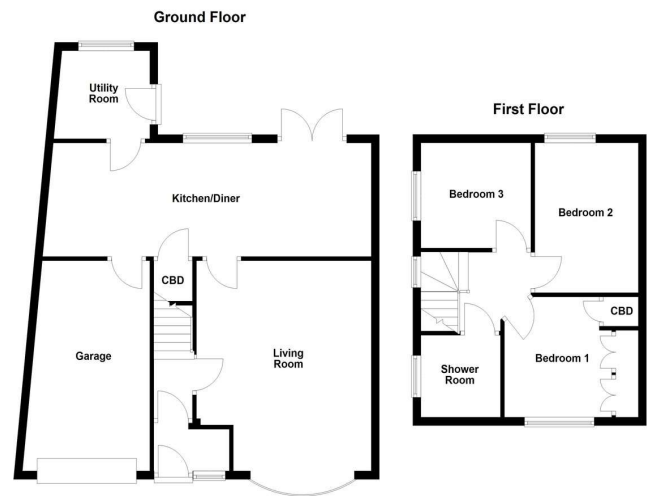
### VIEWING

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		
69-80	C		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 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