



Newstead

Riverside, Tamworth, B79 7UU

Offers In The Region Off £280,000

# Property Features

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- Charming Detached Bungalow
- Impressive Plot & Spacious Front Aspect
- Superb Family Lounge
- Well-Proportioned Kitchen
- Two Attractive Bedrooms
- Beautiful Rear Garden
- Single Garage
- Close to Local Schooling
- Sought After Location
- Freehold & No Onward Chain

## Full Description

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Nestled within this highly sought-after residential development, this beautifully presented detached bungalow boasts a prime position on an expansive plot, characterised by a spacious front aspect. Thoughtfully renovated throughout, the home exudes contemporary elegance and offers a seamless, move-in-ready experience for potential buyers.

### LOCALE

Ideally located on the north side of town, the property benefits from a wealth of nearby eateries and shopping amenities, while maintaining convenient access to commuter links and the bustling town centre.

### INTERNAL

Upon entering, you are greeted by a warm and inviting atmosphere, with timeless finishes enhancing the appeal. The family lounge, a generous reception room, offers ample space for freestanding furnishings, with a front-facing bay window that bathes the room in natural light.

The adjacent kitchen is well-equipped, featuring quality base units and counter tops, with space for modern appliances. It presents an ideal opportunity for customization to suit individual preferences.

A delightful conservatory/garden room, perfectly positioned to the rear of the property, provides serene views of the rear garden and offers a peaceful retreat for relaxation.



Continuing towards the rear of the home, you will find two excellent bedrooms, each of which benefit from brand new carpeting and versatile dimensions, providing flexible accommodation options. Completing the internal composition and enhancing the overall appeal of the home, an immaculate bathroom hosts a matching three piece suite enveloped by quality tiled surrounds.

#### LOUNGE

17' 1" x 9' 6" (5.21m x 2.91m)

#### KITCHEN

8' 10" x 8' 1" (2.70m x 2.47m)

#### CONSERVATORY

7' 6" x 7' 4" (2.29m x 2.25m)

#### BEDROOM ONE

11' 10" x 9' 7" (3.61m x 2.93m)

#### BEDROOM TWO

8' 10" x 8' 0" (2.70m x 2.46m)

#### BATHROOM

7' 9" x 4' 9" (2.37m x 1.45m)

#### THE REAR

#### GARAGE

Outside, the generous rear garden impresses with its mix of patios, lush lawns, and vibrant flowerbeds. This outdoor oasis provides an excellent setting for entertaining or unwinding, with ample space for both seating and dining areas.



## ANTI MONEY LAUNDERING

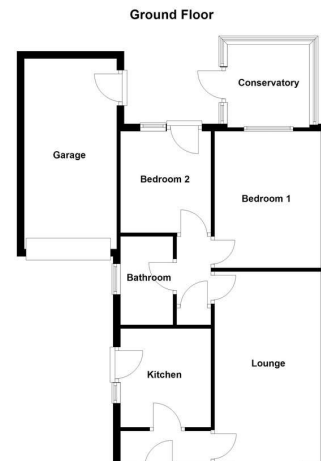
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		90 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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