



Jason Close

Bolehall, Tamworth, Staffordshire, B77 3NP

£225,000

Property Features

- Delightful Semi-Detached Family Home
- Three Brilliant Bedrooms
- Superb Cul De Sac Position
- Attractive Rear Garden
- Generous Frontage
- Detached Single Garage
- Dual Aspect Family Lounge
- Close to Local Schooling
- Stunning Fitted Kitchen
- No Onward Chain

Full Description

This delightful semi-detached family home exudes style and versatility, showcasing stunning modern finishes and well-proportioned interiors throughout. Nestled within a quiet cul-de-sac, the property boasts an impressive frontage with ample off-road parking, making it an ideal choice for a growing family.

GROUND FLOOR

As you step inside, the ground floor reveals a timeless layout featuring a superb family lounge situated at the front of the home. Benefiting from a bright dual aspect, this inviting space is bathed in natural light and offers generous room for freestanding furnishings, creating the perfect setting for relaxation and social gatherings.

Adjacent to the lounge, a beautifully appointed kitchen awaits, adorned with sleek matching units and tasteful wooden worktops. Modern appliances are seamlessly integrated, while French doors open directly onto the rear garden, promoting a wonderful indoor-outdoor living experience.

FAMILY LOUNGE

10' 9" x 14' 9" (3.28m x 4.50m)

FITTED KITCHEN

11' 8" x 14' 9" (3.58m x 4.50m)



FIRST FLOOR

Upstairs, the home continues to impress with three fantastic bedrooms, each offering adaptable proportions to accommodate various living needs. The two larger bedrooms are enhanced by built-in wardrobes, providing practical storage solutions and an added touch of convenience.

A stunning family bathroom completes the interior, featuring a stylish three-piece suite and quality tiled surrounds for a luxurious finish.

BEDROOM ONE

11' 3" x 10' 7" (3.45m x 3.25m)

BEDROOM TWO

11' 5" x 8' 7" (3.48m x 2.62m)

BEDROOM THREE

7' 8" x 5' 10" (2.34m x 1.78m)

BATHROOM

5' 8" x 5' 6" (1.75m x 1.68m)

OUTSIDE

REAR GARDEN

Outside, the rear garden provides a tranquil retreat, designed for both relaxation and entertainment. With slab-paved patios perfect for alfresco dining and lush lawns framed by mature shrubbery, this private space is ideal for outdoor enjoyment. The property is further complemented by a detached single garage, offering valuable additional storage and completing this charming family home.



ANTI MONEY LAUNDERING

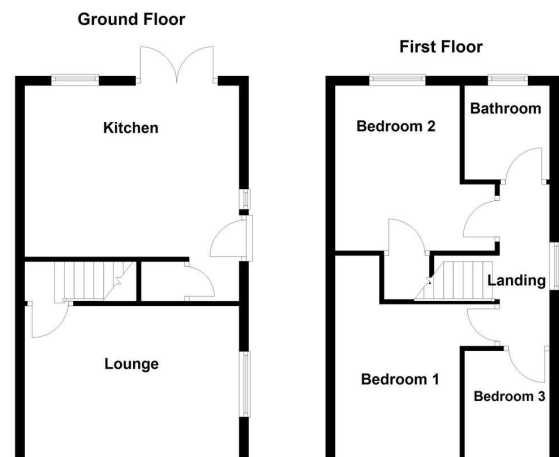
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
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