



Regency Close
, Tamworth, B78 3EY

£250,000

Property Features

- Beautifully Presented Semi-Detached Home
- Discreet Cul De Sac Position
- Elegant Internal Finishes
- Superb Family Lounge
- Open Plan Breakfast Kitchen
- Two Magnificent Bedrooms
- Sleek Family Bathroom
- Attractive Rear Garden
- Close to Local Amenities
- Freehold

Full Description

Taylor Cole Estate Agents are delighted to present for sale this beautifully maintained and modern two-bedroom semi-detached family home, offering a harmonious blend of style, comfort, and practicality. The property features a well-kept tarmac driveway with ample off road parking, hinting at the quality you'll discover inside.

LOCALE

Ideally located just a short distance from the popular Ventura Retail Park, the home enjoys easy access to a wide range of local amenities, all set within a desirable, modern development. Tucked away in a quiet cul de sac, it also offers the added charm of nearby open fields and peaceful canal towpaths.

GROUND FLOOR

Upon entering, you are welcomed into a bright and inviting entrance hall, introducing the sleek and contemporary design that flows throughout.

The spacious lounge at the front of the house is filled with natural light, offering a warm and comfortable living space. Moving through, the inner hallway provides access to a handy guest cloakroom, adding convenience to daily life.

Towards the rear, the standout feature of the home reveals itself in a stunning open-plan kitchen/diner. This stylish and functional space serves as the heart of the home, ideal for both everyday living and entertaining.



ENTRANCE HALL

4' 9" x 3' 4" (1.45m x 1.02m)

FAMILY LOUNGE

12' 11" x 11' 7" (3.95m x 3.55m)

BREAKFAST KITCHEN

14' 7" x 9' 2" (4.47m x 2.81m)

GUEST CLOAKROOM

5' 10" x 2' 9" (1.80m x 0.85m)

FIRST FLOOR

Upstairs, the modern feel continues with a generously sized master bedroom, complete with 'his' and 'hers' fitted wardrobes for ample storage. The second bedroom is equally versatile, perfect for use as a guest room, home office, or nursery.

The bathroom is elegantly finished with quality tiles and sleek stainless steel fittings, offering a serene space to unwind.

BEDROOM ONE

11' 7" x 11' 1" (3.55m x 3.38m)

BEDROOM TWO

11' 1" x 8' 2" (3.40m x 2.51m)

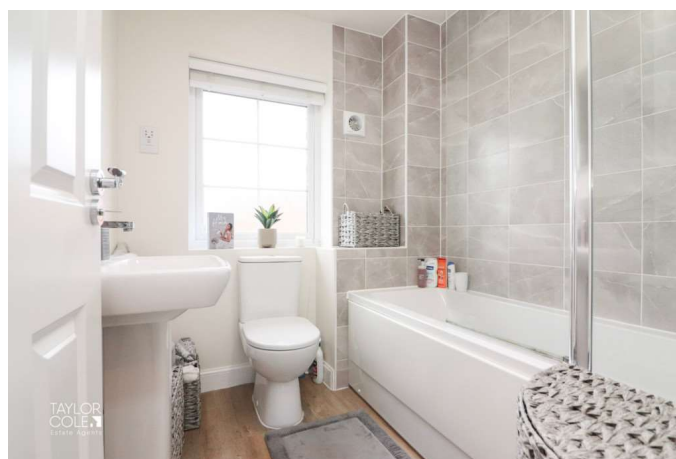
BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

OUTSIDE

REAR GARDEN

Outside, the rear garden is framed by solid timber fencing and features a well-maintained lawn, creating a tranquil green space. A timber decked seating area and slab-paved patio extend the living area outdoors, perfect for relaxation or entertaining.



ANTI MONEY LAUNDERING

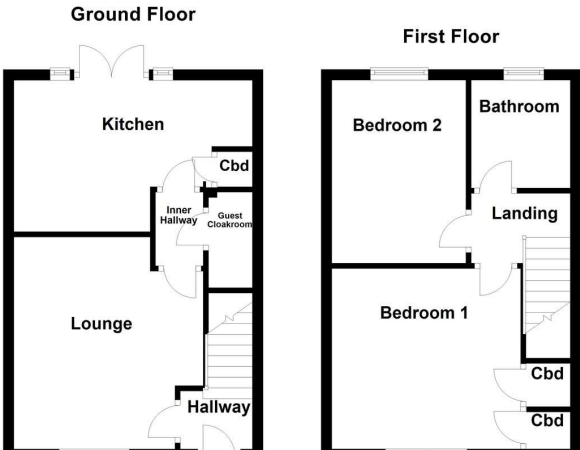
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		97 A
81-91	B	83 B	
69-80	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