



Seaton  
, Tamworth, B77 2NP

£230,000

# Property Features

- Beautifully Presented Three Bedroom Semi-Detached Home
- Peaceful Cul-De-Sac
- Entrance Hall
- Fitted Kitchen
- Spacious Lounge, Extended Dining Area
- Three Well-Proportioned Bedrooms
- Family Bathroom
- Well Presented Rear Garden
- Tarmacadam Driveway
- Internal Viewing Recommended

## Full Description

Nestled in the heart of the sought-after Birds Bush development, this beautifully presented three-bedroom semi-detached home enjoys a prime position within the bulkhead of a peaceful cul-de-sac. Enhanced with a stylish modern exterior, the property boasts newly added composite cladding and an anthracite garage door, exuding curb appeal. The driveway at the front provides off-road parking, with a paved pathway leading to the side entrance and welcoming front door.

Upon entering, the entrance hall sets the tone for this inviting home, providing access to the fitted kitchen, which enjoys a different aspect and features a matching range of wall and base units. The hallway also leads to the staircase and the spacious living room. The living room offers ample floor space and opens through double doors to an extended dining area, perfect for entertaining or flexible use, with excellent potential to reconfigure to suit the buyer's preferences.

This delightful home is a superb opportunity for those seeking a property that combines modern enhancements with spacious living, all within a popular and convenient location. Viewing is highly recommended to fully appreciate all this property has to offer.

THE FORE

GROUND FLOOR

LIVING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)





## DINING ROOM

10' 5" x 9' 7" (3.18m x 2.92m)

## KITCHEN

10' 9" x 7' 1" (3.28m x 2.16m)

## FIRST FLOOR

Upstairs, the first-floor landing leads to three well-proportioned bedrooms. The master bedroom is particularly impressive, with generous floor space, double windows that fill the room with natural light, and built-in wardrobes. The family bathroom, located off the landing, is fitted with a modern three-piece suite.

## BEDROOM ONE

14' 8" x 12' 3" (4.47m x 3.73m)

## BEDROOM TWO

11' 1" x 6' 6" (3.38m x 1.98m)

## BEDROOM THREE

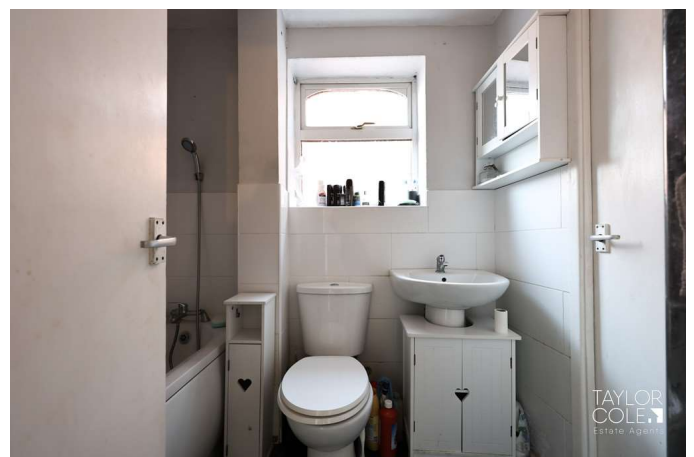
8' 3" x 11' 1" (2.51m x 3.38m)

## BATHROOM

5' 4" x 6' 9" (1.63m x 2.06m)

## THE REAR

The rear garden offers a perfect blend of relaxation and recreation, featuring a patio area ideal for outdoor dining, a lawned section, and secure boundaries for privacy.



## ANTI MONEY LAUNDERING

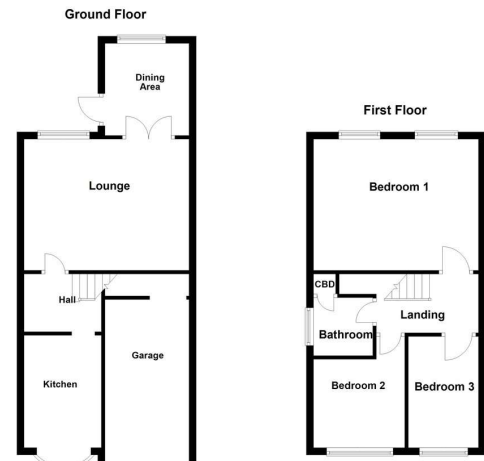
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



%epcGraph\_c\_1\_339%

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 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