



School Walk
, Tamworth, , B79 8AF

£335,000

Property Features

- Deceivingly Spacious Semi Detached Property
- Entrance Hall
- Stunning Open Aspect Kitchen/Diner
- Cosy Living Room
- Cloakroom, Spacious Garage
- Master Bedroom with Luxury En-suite
- Two Further Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Internal Viewing is Considered Essential

Full Description

We are delighted to present this stunning and deceivingly spacious semi-detached residence situated within a popular and modern residential development close to the town centre. The property also benefits from only being a short distance away from local schooling, shopping amenities and excellent transportation links.

THE FORE

Nestled in a private position, the property occupies an excellent position in a sought-after cul-de-sac and is set back behind a neat artificial lawned fore garden with a tarmac driveway providing ample off-road parking and access to the garage, while paved pathways lead to the side garden gate and front entrance, which features a double-glazed front door.

GROUND FLOOR

The ground floor begins with a welcoming reception hallway, including a staircase to the first-floor landing, a built-in understairs storage cupboard and doors to the garage and guest cloakroom, which is fitted with a white suite comprising a close-coupled WC and wall-mounted wash hand basin set in a vanity unit with tiled splashback. The cosy living room boasts a window to the front, offering an abundance of natural light, ceiling light point, and door leading to the stunning open aspect kitchen / dining area, which overlooks the rear garden through two UPVC double-glazed windows and features a range of matching base units, roll-top working surfaces, tiling surrounds, a single-drainer sink unit, two built-in stainless steel ovens, a five-ring gas hob with extractor hood, an integrated dishwasher, a built-in microwave, space for an American-style fridge/freezer, tiled flooring, a radiator, and an obscure double-glazed door leading out to the garden patio. Completing the ground floor is the spacious garage which is accessed from the front aspect.

LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m)

KITCHEN / DINING AREA



GUEST CLOAKROOM

GARAGE

FIRST FLOOR

Heading to the first floor, you'll find a built-in airing cupboard, and doors to the master bedroom, which includes fitted wardrobes, a window to the front and a luxury en-suite with a walk-in shower unit, close-coupled WC, a wall-mounted wash hand basin with vanity drawers, wall and floor tiling, a heated towel rail and an extractor fan. The second bedroom has a fitted wardrobe, window overlooking the rear garden and a radiator. The third and fourth bedrooms also offer a fitted double wardrobe. The luxury family shower room offers a walk-in shower unit, a wash hand basin set in a vanity drawer, a close-coupled WC, wall and floor tiling, a heated towel rail, an extractor fan, and an obscure window to the front.

BEDROOM ONE

10' 8" x 8' 8" (3.25m x 2.64m)

BEDROOM ONE EN-SUITE

BEDROOM TWO

10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM THREE

8' 3" x 7' 5" (2.51m x 2.26m)

SHOWER ROOM

THE REAR

At the rear, the immaculate garden features a paved pathway from the side entrance gate, a large paved patio area, and an artificial lawn enclosed by timber fencing, while the garage includes a roller shutter door, is fully plastered with power points and a radiator, and contains a utility area with base units, a roll-top working surface, an inset stainless steel sink unit, space and plumbing for appliances, and full-height storage cupboards housing the central heating boiler, with an obscure double-glazed door providing access to the rear garden.



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		88 B
69-80	C	76 C	
55-68	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 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