



Ashleigh Drive  
Belgrave, Tamworth, B77 2LT

£265,000

# Property Features

- Well-Appointed Semi-Detached Family Home
- Inviting Reception Hall
- Open Plan Lounge/Dining Room
- Fitted Kitchen & Utility Area
- Three Excellent Bedrooms
- Attractive Family Bathroom
- Low Maintenance Rear Garden
- Spacious Garage/Workshop
- Ample Off Road Parking
- Freehold & No Onward Chain

## Full Description

Nestled within a peaceful cul de sac, this well-presented and tastefully extended family home offers an exceptional blend of space, style, and practicality. Ideally positioned to benefit from excellent local schooling, commuter links, and shopping amenities, this delightful residence is perfectly suited for modern family living.

### GROUND FLOOR

Stepping inside, a bright and inviting reception hall welcomes you with stairs leading to the first-floor landing and access to all ground floor accommodation.

At the heart of the home, a magnificent open-plan lounge and dining area provides a spacious and versatile living space, bathed in natural light and complemented by sliding doors that open onto the rear garden-creating a seamless indoor-outdoor flow.

Adjacent to the lounge, the beautifully appointed breakfast kitchen showcases a timeless arrangement of base units, effortlessly integrating a range of modern appliances. A separate utility area ensures additional practicality, with a door leading to the side aspect of the home.

### RECEPTION HALL

### FAMILY LOUNGE

16' 2" x 9' 10" (4.93m x 3.00m)

### DINING AREA

15' 7" x 7' 8" (4.75m x 2.36m)

### FITTED KITCHEN

22' 8" x 6' 0" (6.91m x 1.83m)





## FIRST FLOOR

Ascending to the first floor, the thoughtfully extended layout offers three well-proportioned double bedrooms, all benefiting from fitted storage and flexible accommodation options. The stylish family bathroom completes the internal appeal, featuring a sleek four-piece suite with contemporary tiling.

### BEDROOM ONE

12' 0" x 8' 3" (3.66m x 2.54m)

### BEDROOM TWO

15' 1" x 8' 3" (4.62m x 2.54m)

### BEDROOM THREE

12' 0" x 7' 8" (3.66m x 2.34m)

### BATHROOM

10' 2" x 4' 9" (3.12m x 1.45m)

## OUTSIDE

### REAR GARDEN

Outside, the low-maintenance rear garden is a true highlight, boasting neatly laid block paving that provides a modern yet practical setting-ideal for entertaining or relaxing. Raised flowerbeds introduce colour and charm, while offering further potential for additional seating areas.

Further enhancing the property's appeal, the garage has been cleverly divided into two sections, providing generous storage to the front and a dedicated utility space to the rear.

### GARAGE/WORKSHOP



ANTI MONEY LAUNDERING

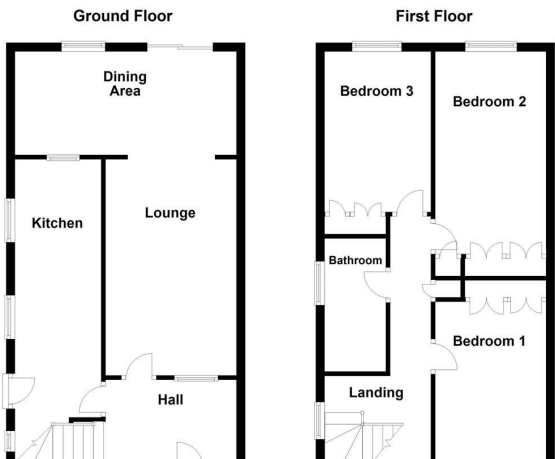
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		84 B
69-80	C		
55-68	D		
39-54	E	52 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 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