



Croft Avenue
, Tamworth, B79 8AY

£375,000

Property Features

- Superb Detached Family Home
- Incredible Private Position
- Welcoming Reception Hall
- Spacious Lounge & Dining Room
- Well-Appointed Kitchen
- Four Well-Sized Bedrooms
- Main Bedroom with En Suite
- Private & Attractive Rear Garden
- Close to Local Schooling & Shopping Amenities
- Freehold, No Onward

Full Description

Nestled in the highly sought-after north side of Tamworth, this superb detached family home enjoys an incredibly private position, offering generous living space and a wealth of desirable features. With ample parking to the fore, a spacious rear garden, and well-appointed interiors, this property is perfect for modern family life.

GROUND FLOOR

Stepping inside, a welcoming entrance hall provides access to a convenient guest cloakroom and stairs leading to the first-floor landing.

The heart of the home is a stunning family lounge, seamlessly flowing into a secondary sitting room at the rear. These spaces can function independently or as one expansive reception area, ideal for both relaxation and entertaining.

The well-equipped kitchen boasts an array of matching base units, ample work surfaces, and generous space for potential appliances. An integral garage enhances the home's practicality, offering excellent storage or potential for conversion to further expand the living space.

ENTRANCE HALL

FAMILY LOUNGE

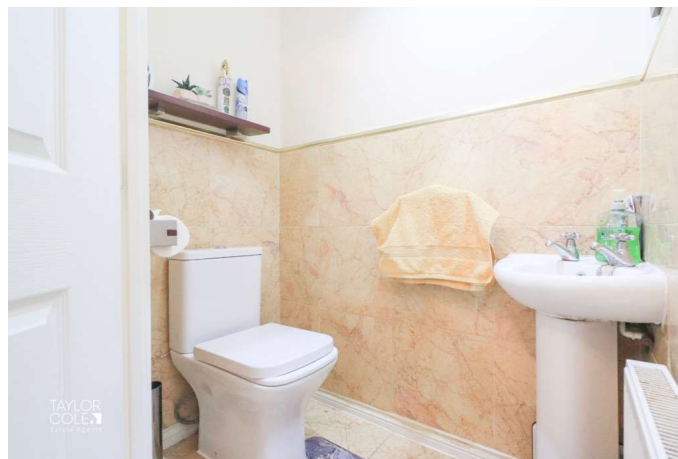
15' 3" x 10' 9" (4.65m x 3.28m)

SITTING ROOM

10' 7" x 10' 9" (3.25m x 3.28m)

KITCHEN

14' 9" x 13' 0" (4.51m x 3.97m)



GUEST CLOAKROOM

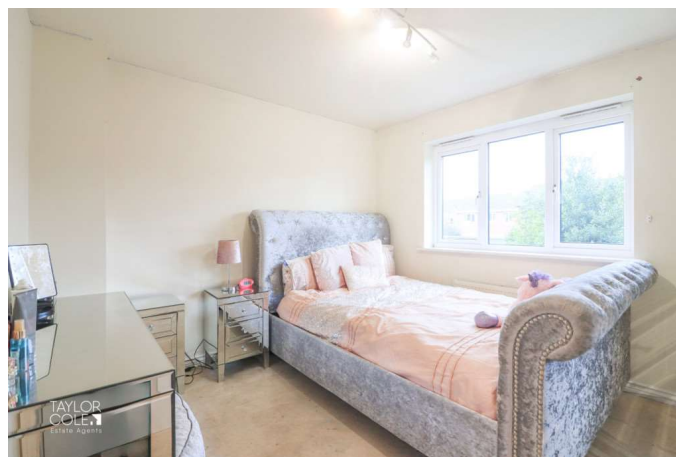
5' 0" x 3' 1" (1.54m x 0.94m)

FIRST FLOOR

The first floor hosts four well-proportioned bedrooms, each offering flexibility for various uses. The main bedroom benefits from fitted wardrobes and a stylish en-suite bathroom, while a well-appointed family bathroom serves the remaining three bedrooms.

BEDROOM ONE

16' 2" x 10' 11" (4.93m x 3.33m)



EN SUITE

8' 0" x 5' 4" (2.44m x 1.65m)

BEDROOM TWO

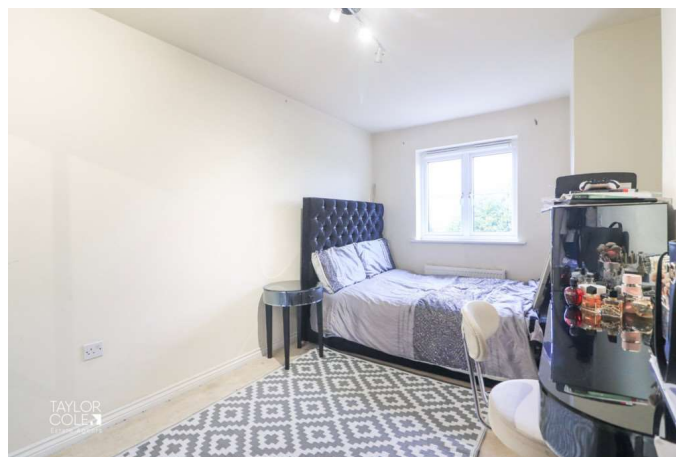
14' 6" x 8' 4" (4.42m x 2.56m)

BEDROOM THREE

11' 0" x 6' 10" (3.37m x 2.10m)

BEDROOM FOUR

11' 5" x 10' 2" (3.48m x 3.12m)



BATHROOM

7' 2" x 7' 1" (2.20m x 2.17m)

OUTSIDE

REAR GARDEN

The rear garden presents a beautifully private retreat, featuring a lush lawn, slab-paved seating areas, and a separate wooden decking-perfect for outdoor dining and relaxation. Mature shrubbery and well-maintained borders complete the picturesque setting.



ANTI MONEY LAUNDERING

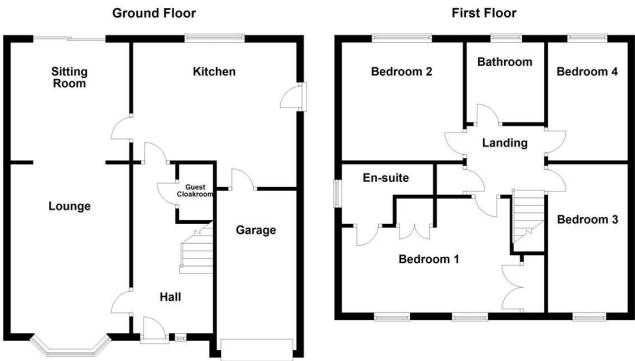
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		85 B
69-80	C	74 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 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