

Torc Avenue
Amington, Tamworth, B77 3EP

£225,000

Property Features

- Well-Positioned Semi-Detached Family Home
- Highly Regarded Location
- Bursting With Potential
- Close to Local Schooling
- Modern Open Plan Breakfast Kitchen
- Three Well-Sized Bedrooms
- Pleasant & Private Rear Garden
- Off Road Parking
- Freehold

Full Description

Taylor Cole Estate Agents are delighted to present this spacious and well-positioned family home, nestled in a highly sought-after residential area. Offering excellent access to local amenities and commuter routes, the property features generous off-road parking and a slab-paved pathway leading to the front entrance.

GROUND FLOOR

Upon entering, you are welcomed into a bright reception hall that provides access to the ground floor accommodation. This includes a cosy yet well-proportioned family lounge and an open-plan breakfast kitchen located at the rear of the home. A convenient guest cloakroom completes the ground floor.

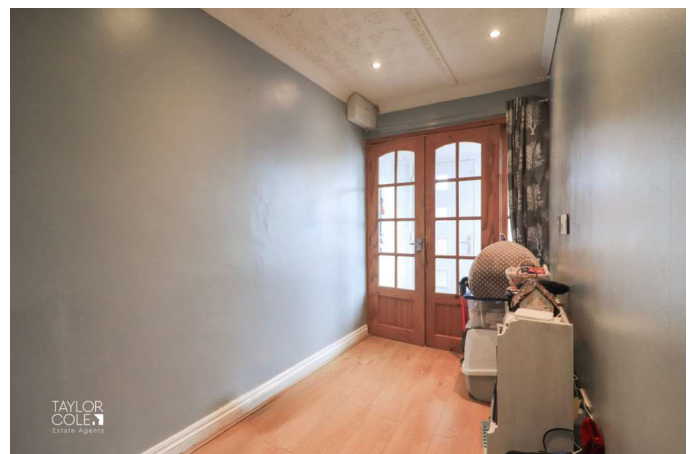
LOUNGE

14' 4" x 8' 5" (4.39m x 2.59m)

BREAKFAST KITCHEN

14' 9" x 9' 3" (4.50m x 2.84m)

GUEST WC



FIRST FLOOR

The first floor boasts three generously sized bedrooms, each offering flexible living arrangements, alongside a stylish family bathroom fitted with a modern three-piece suite.

BEDROOM ONE

12' 0" x 8' 9" (3.66m x 2.67m)

BEDROOM TWO

11' 10" x 8' 7" (3.61m x 2.62m)

BEDROOM THREE

9' 6" x 6' 2" (2.90m x 1.90m)

SECOND FLOOR

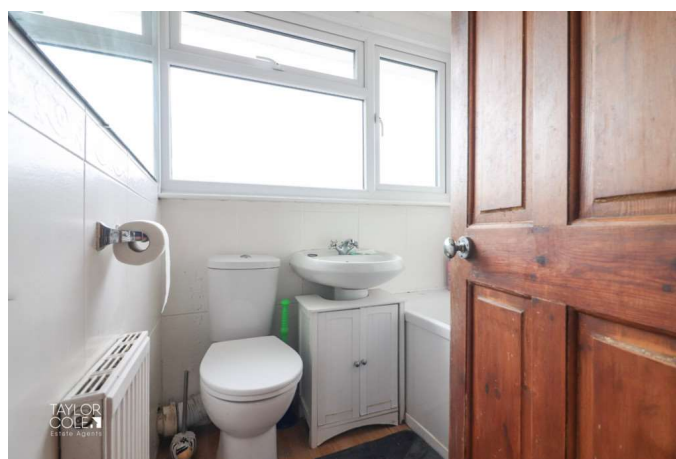
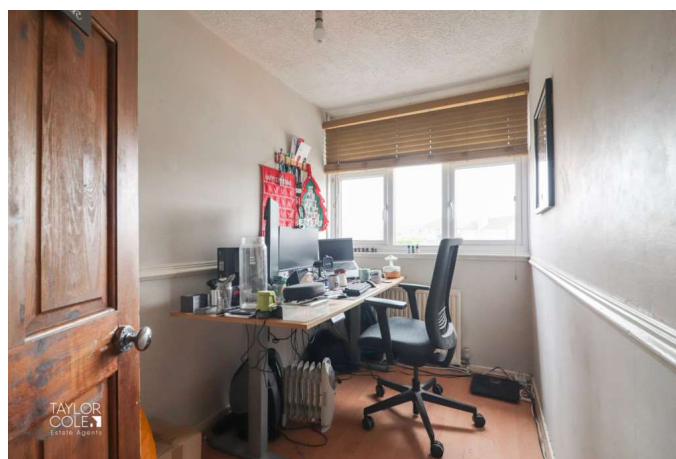
Ascending to the top floor, a unique and thoughtfully designed loft room provides additional living or accommodation space, perfect for a variety of uses.

LOFT ROOM

OUTSIDE

Externally, the private rear garden presents an ideal setting for relaxation and outdoor entertaining. Featuring slab-paved patios, a bark-chipped seating area beneath a charming timber pergola, and secure timber fencing, this outdoor space is both inviting and functional.

REAR GARDEN



ANTI MONEY LAUNDERING

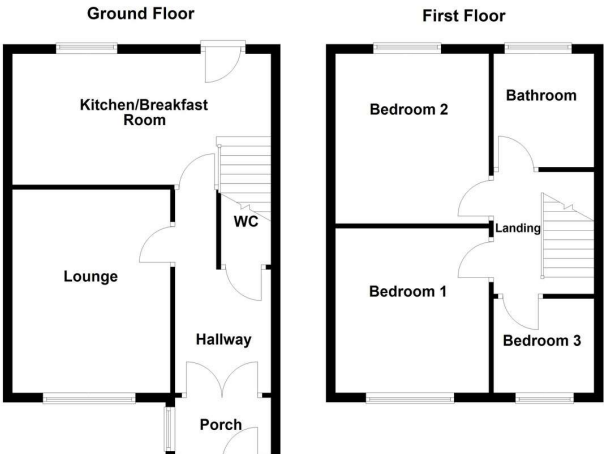
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		72 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