

**Beechwood Crescent**  
Amington, Tamworth, , B77 3JH

**£270,000 (offers over)**

# Property Features

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- Excellently Presented Semi-Detached Home
- Unique Plot With Generous Front Aspect
- Superb Family Lounge
- Well-Appointed Kitchen/Diner
- Three Fantastic Bedrooms
- Bespoke Family Bathroom
- Low Maintenance Rear Garden
- Detached Garage & Office
- Close to Local Schooling
- Freehold

## Full Description

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Nestled in the sought-after area of Amington, this beautifully presented three-bedroom semi-detached home has been thoughtfully modernised while retaining its inviting charm. Boasting stylish interiors, spacious living areas, and a generous front aspect, this property is perfect for families and first-time buyers alike.

Upon arrival, the home immediately impresses with a well-maintained tarmacadam driveway, providing ample off-road parking and access to a detached garage, which has been partially converted for added versatility.

### GROUND FLOOR

Stepping inside, a bright and airy entrance hall welcomes you into the home and sets the tone for the warm ambience found within.

To the front, the elegant living room features a stunning bay window that floods the space with natural light, creating a warm and inviting atmosphere. Generous proportions make it an ideal setting for relaxation and entertaining.

At the rear, the stylish kitchen/diner is fitted with sleek cabinetry and roll-top work surfaces, offering both practicality and contemporary appeal. French doors open onto the garden, seamlessly blending indoor and outdoor living-perfect for hosting guests.

A modern guest cloakroom, complete with built-in storage, completes the ground floor.

### RECEPTION HALL

### LOUNGE

13' 5" x 11' 3" (4.11m x 3.43m)



## BREAKFAST KITCHEN

17' 5" x 8' 2" (5.33m x 2.51m)

## GUEST WC

## FIRST FLOOR

Upstairs, the home offers three well-proportioned bedrooms. The master bedroom provides ample space for freestanding furniture, complemented by bespoke timber display units. The second bedroom, currently arranged as a guest bedroom/dressing room, offers flexibility for growing families. Meanwhile, the third bedroom serves as a versatile space, ideal as a single bedroom, nursery, or home office.

Completing the internal appeal, a beautifully appointed family bathroom hosts a luxurious three piece suite, with full-sized panelled bathtub and shower fitment, alongside a bespoke twin-sink vanity unit and concluding with a close coupled WC.

## BEDROOM ONE

13' 5" x 11' 3" (4.11m x 3.43m)

## BEDROOM TWO

11' 6" x 8' 2" (3.53m x 2.51m)

## BEDROOM THREE

9' 6" x 7' 6" (2.90m x 2.31m)

## BATHROOM

## OUTSIDE

## REAR GARDEN

## GARAGE/OFFICE

## 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.

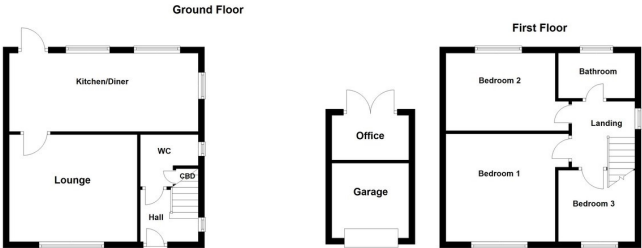
## TENURE

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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 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