

Exeter Drive

Riverside, Tamworth, B79 7YQ

£135,000

# Property Features

- Beautifully Presented First Floor Maisonette
- Thoughtfully Renovated Throughout
- Welcoming Reception Hall
- Impressive Open Plan Living Area
- Superb Fitted Kitchen
- Spacious Double Bedroom
- Beautifully Appointed Bathroom
- Pleasant Communal Rear Gardens
- Off Road Parking to the Fore
- Close to Local Amenities

## Full Description

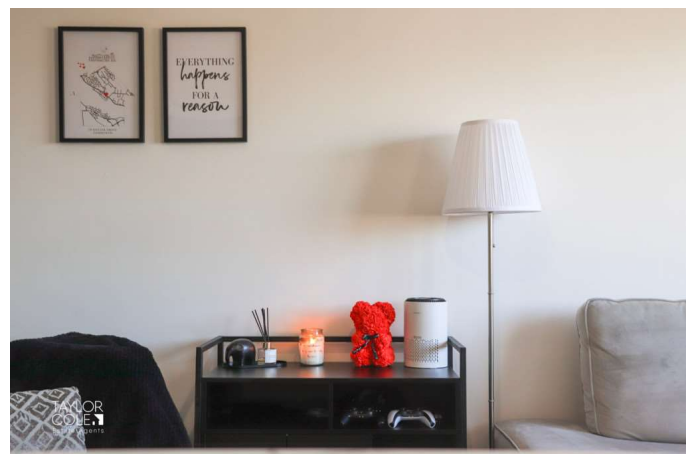
Nestled within the highly desirable 'Riverside' estate, this beautifully presented first-floor maisonette offers an exceptional opportunity for a range of prospective buyers. Recently renovated to an impressive standard by the current owners, the property enjoys both style and substance in equal measure.

Ideally located with a wealth of local amenities, convenient commuter links, and picturesque nature walks all nearby, it effortlessly blends modern comfort with lifestyle convenience.

### INTERNAL

Upon entering the property, you are welcomed by a bright and inviting reception hallway that immediately sets the tone for the home's warm and contemporary feel. The hallway provides access to the first floor and features several built-in cupboards, offering ample space for storage and utility use - perfect for keeping daily life organised and clutter-free.

The heart of the home is undoubtedly the stunning open-plan living space, which seamlessly unites a superb lounge area with a stylish breakfast kitchen. This room is bathed in natural light, creating a warm and sunlit atmosphere ideal for both relaxing and entertaining. The kitchen itself is fitted with a timeless range of base units and modern appliances, offering a sleek yet practical culinary space that will appeal to both novice and seasoned cooks alike.





Adjoining the living area is a generously sized double bedroom, complete with thoughtfully integrated mirror-fronted fitted wardrobes. The room comfortably accommodates a range of freestanding furniture while maintaining an airy and spacious feel-perfect for restful nights and relaxed mornings.

The interior of the home is completed by a beautifully appointed family bathroom. Designed with both elegance and functionality in mind, it features a modern three-piece suite comprising a panelled bathtub with overhead shower and screen, a bespoke vanity sink unit, and a close-coupled WC, all set against high-quality tiled surrounds for a polished finish.

## RECEPTION HALL

## LIVING AREA

14' 7" x 9' 10" (4.46m x 3.01m)

## FITTED KITCHEN

10' 0" x 5' 8" (3.05m x 1.73m)

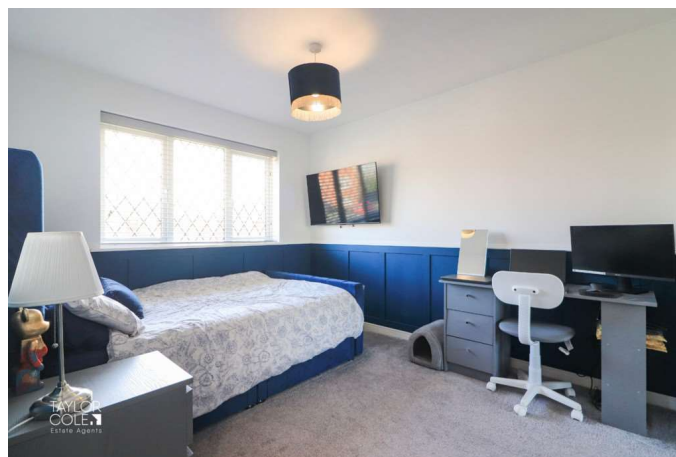
## BEDROOM

11' 6" x 9' 1" (3.53m x 2.78m)

## BATHROOM

## EXTERNAL

Externally, the property benefits from an enclosed communal garden-an ideal spot for unwinding in the open air or hosting outdoor gatherings. To the front, convenient off-road parking adds to the home's practical appeal, rounding off a truly attractive offering in a sought-after location.



ANTI MONEY LAUNDERING

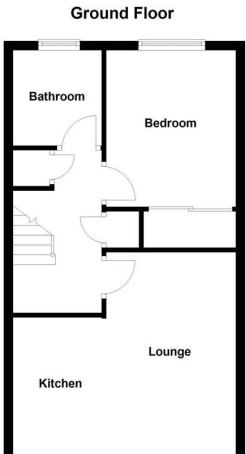
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold with approximately 72 years left on the lease. Prospective buyers are advised to verify this information 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             | 70 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 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