



Repington Road  
, Tamworth, B77 4AA

£275,000

# Property Features

- Recently Renovated Three Bedroom Semi-Detached Home
- Bright and Inviting Entrance Hall
- Stylish Living Room
- Modern Kitchen
- Extended Dining/Garden Room
- Three Well Proportioned Bedrooms
- Family Bathroom
- Superb Rear Garden
- Block Paved Driveway
- No Onward Chain

## Full Description

Situated in a sought-after cul-de-sac in the heart of Amington, this recently renovated and thoughtfully extended three-bedroom semi-detached home offers stylish, spacious living throughout. With no onward chain, this property is ready for immediate occupation and represents a fantastic opportunity for a growing family or those looking to move into a quiet and popular residential setting.

### THE FORE

The home is set back from the road behind a block paved driveway, providing off-road parking and access to the upper garage door and front entrance.

### GROUND FLOOR

Upon entering through the front door, you are welcomed into a bright reception hallway, complete with stairs leading to the first-floor landing. A glass-panel door opens into the stylish living room, where you'll find solid flooring, a feature fireplace with traditional tiled surround, and an exposed brick recess, adding character to the space. There's ample room for a full suite of lounge furniture, making this the perfect place to relax or entertain.

From the living room, a further glass-panel door leads into the modern kitchen, which features a matching range of wall and base units, built-in appliances, and plenty of worktop space. The kitchen flows beautifully into an extended dining/garden room, which boasts a vaulted roofline, glazed side windows, and sliding doors that open out onto the rear garden. This versatile open-plan space is perfect as a dining area, second sitting room, or even a home office, and offers fantastic potential for reconfiguration if desired.



## LOUNGE

19' 1" x 11' 4" (5.82m x 3.45m)

## KITCHEN

8' 6" x 11' 4" (2.59m x 3.45m)

## DINING AREA / GARDEN ROOM

17' 0" x 10' 1" (5.18m x 3.07m)

## FIRST FLOOR

Upstairs, the first-floor landing provides access to the loft and leads to three well proportioned bedrooms, all freshly decorated and fitted with new carpeting. The main bedroom overlooks the rear garden, enjoying a peaceful and private view, while the remaining bedrooms are ideal for family, guests, or working from home. The contemporary family bathroom features a three piece suite and a handy built-in storage cupboard, completing the upper floor.

## BEDROOM ONE

12' 3" x 8' 8" (3.73m x 2.64m)

## BEDROOM TWO

12' 3" x 8' 8" (3.73m x 2.64m)

## BEDROOM THREE

8' 3" x 7' 0" (2.51m x 2.13m)

## BATHROOM

8' 8" x 7' 0" (2.64m x 2.13m)

## THE REAR

Outside, the superb rear garden is a standout feature, offering immaculately maintained borders, two lawned areas, and two patio spaces perfect for outdoor seating, dining, and entertaining. A side door leads into the garage, which offers excellent storage solutions. To the front of the garage, a converted space is currently used as a laundry room, and at the far end of the garden, you'll find a brick-built outbuilding, ideal for further storage or workshop use. The garden is framed by mature evergreens, offering both privacy and a lush, green backdrop year-round.



## ANTI MONEY LAUNDERING

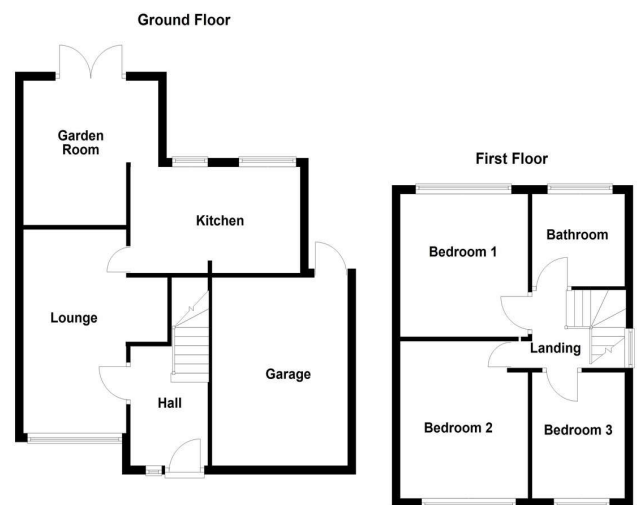
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



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