



Perrycrofts Crescent

Perrycrofts, Tamworth, , B79 8TW

£265,000

Property Features

- Three-bedroom family home in sought-after Perrycroft development
- Setback position with large front garden and shared driveway
- Single garage with rear access door from garden
- Spacious lounge/diner with dual aspect and garden access
- Fitted kitchen with matching wall and base units
- Guest cloakroom off the entrance hallway
- Two double bedrooms plus a versatile single bedroom/home office
- Modern shower room
- Generous L-shaped rear garden with lawn and patio
- Ideal for families or professionals seeking a well-located home

Full Description

Situated on the sought-after Perrycrofts development, this well-presented three-bedroom family home offers a well presented accommodation in an enviable setback position. Boasting a generous front garden, shared driveway, single garage, and a well-maintained rear garden, this property is ideal for families or professionals seeking a comfortable and conveniently located home.

THE FORE

The property benefits from a prime setback location, featuring a substantial front garden mainly laid to lawn. A shared driveway leads to a single garage, and a path guides you to the porch entrance with sliding doors.

GROUND FLOOR

Upon entering through the porch, you are welcomed into an entrance hallway with stairs rising to the first floor. The hallway provides access to a guest cloakroom and leads into a bright, dual-aspect lounge and dining area, ideal for both relaxing and entertaining. Also from the hall is the fitted kitchen, complete with matching wall and base units and work surfaces, offering ample storage and workspace.

LOUNGE / DINING AREA

23' 2" x 12' 5" (7.06m x 3.78m)

KITCHEN

11' 1" x 8' 5" (3.38m x 2.57m)

GUEST CLOAKROOM

5' 8" x 2' 7" (1.73m x 0.79m)

FIRST FLOOR

Upstairs, the property offers three attractive bedrooms. Bedrooms one and two are comfortable doubles, while the



third bedroom serves perfectly as a nursery, home office, or single bedroom. Completing the first floor is a modern shower room with fitted suite.

BEDROOM ONE

12' 3" x 10' 4" (3.73m x 3.15m)

BEDROOM TWO

9' 6" x 10' 8" (2.9m x 3.25m)

BEDROOM THREE

8' 8" x 8' 1" (2.64m x 2.46m)

SHOWER ROOM

5' 5" x 8' 7" (1.65m x 2.62m)

THE REAR

The L-shaped rear garden is predominantly laid to lawn, with a designated patio area ideal for outdoor dining and entertaining. A rear door from the garden provides access into the garage, adding to the convenience.

SINGLE GARAGE

The property comes with a single garage which is access from both the front drive and 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		81 B
69-80	C		
55-68	D	59 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