



Balmoral Close  
, Tamworth, , B79 8RF

£239,950

# Property Features

- Attractive modern home offering spacious accommodation over two floors
- Bright lounge with feature staircase and access through to the dining area
- Modern fitted kitchen with ample storage and integrated appliances
- Conservatory providing additional reception space overlooking the garden
- Three well proportioned bedrooms including a main bedroom with fitted wardrobes
- Stylish family bathroom with contemporary suite
- Ground floor cloakroom for added convenience
- Private enclosed rear garden designed for low maintenance and outdoor enjoyment
- Off street parking to the front and side of the property, with a total of four car park spaces
- Situated in a popular residential location close to schools, shops and transport links



## Full Description

This attractive modern home offers well planned accommodation over two floors and is ideally suited to a growing family. With a bright and welcoming layout it provides generous living spaces along with a private rear garden and convenient off street parking.

### THE FORE

The front of the property presents a smart and tidy appearance with a driveway offering parking and a welcoming entrance into the home.



### GROUND FLOOR

On the ground floor there is a spacious lounge which leads through to the dining room, with the kitchen set just off for ease of access, the modern kitchen also has integrated appliances. A conservatory at the rear provides an additional reception space overlooking the garden. The ground floor also benefits from a cloakroom and entrance hall.

### LIVING ROOM

15' 1" x 16' 5" (4.6m x 5m)

### DINING ROOM

8' x 9' 4" (2.44m x 2.84m)

### KITCHEN

6' 5" x 8' 4" (1.96m x 2.54m)

### CONSERVATORY

6' 7" x 10' 2" (2.01m x 3.1m)

### WC

2' 6" x 6' 3" (0.76m x 1.91m)

### FIRST FLOOR



The first floor offers three bedrooms with the main bedroom featuring fitted wardrobes. The remaining bedrooms are well proportioned and there is a family bathroom serving this level.

#### BEDROOM ONE

8' 8" x 10' 6" (2.64m x 3.2m)

#### BEDROOM TWO

8' 4" x 12' 2" (2.54m x 3.71m)

#### BEDROOM THREE

6' 4" x 8' 8" (1.93m x 2.64m)

#### BATHROOM

6' 3" x 5' 9" (1.91m x 1.75m)

#### THE REAR

To the rear of the property there is a private garden laid out for easy maintenance and outdoor enjoyment, along with direct access to the conservatory.

#### 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.

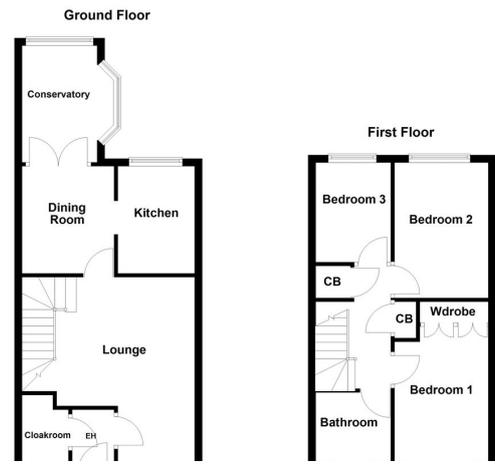
#### TENURE

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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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