



Iris Close
, Tamworth, , B79 8TZ

£295,000

Property Features

- Three well proportioned bedrooms with ample natural light
- Spacious open plan kitchen and dining area, ideal for family living
- Bright living room with a modern, neutral finish throughout
- Contemporary bathroom with clean, stylish fittings
- Integral garage with driveway parking
- Generous rear garden with lawn and patio areas
- Excellent built in storage with cupboards across both floors
- Quiet residential location with good kerb appeal
- Perfect home for first time buyers, families, or investors
- close to local amenities and public transport routes

Full Description

This charming three bedroom home, fully refurbished is located in a quiet cul-de-sac. It offers bright and spacious accommodation, thoughtfully arranged over two floors, and benefits from a generous rear garden, garage, and modern interiors throughout.

THE FORE

To the front, the property enjoys an attractive frontage with a driveway providing off-road parking and access to the integral garage, alongside a neat approach to the entrance. Having recently been fully refurbished, 7 Iris Close offers a modern look for any aspiring homeowner.

GROUND FLOOR

The ground floor comprises a welcoming entrance hall leading into a generous living room with ample natural light. To the rear, there is a modern open plan kitchen and dining area with stylish fittings, creating an ideal space for family living and entertaining, with access to the garden and garage to the back and left, respectively.

LIVING ROOM

14' x 14' 7" (4.27m x 4.44m)

OPEN KITCHEN/DINING ROOM

KITCHEN

7' 3" x 10' 4" (2.21m x 3.15m)

DINING ROOM

7' 3" x 10' 4" (2.21m x 3.15m)

GARAGE

23' 5" x 7' 9" (7.14m x 2.36m)



FIRST FLOOR

On the first floor, there are three well proportioned bedrooms, each light and airy, along with a contemporary bathroom. Built-in cupboards provide useful storage space across the landing and within the bedrooms.

BEDROOM ONE

12' 3" x 8' 6" (3.73m x 2.59m)

BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.59m)

BEDROOM THREE

8' 8" x 5' 9" (2.64m x 1.75m)

BATHROOM

5' 9" x 6' 4" (1.75m x 1.93m)

THE REAR

To the rear, the property boasts a sizeable garden with a mix of lawn and patio areas, perfect for outdoor relaxation and entertaining, and fully enclosed to ensure privacy. This delightful home is ideally suited to families or buyers seeking a ready-to-move-in property.

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.

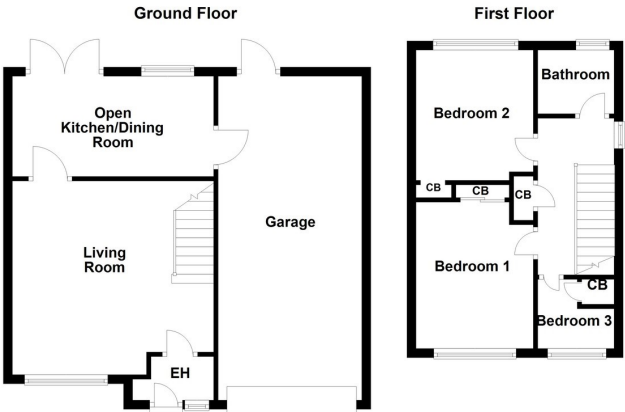
TENURE

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		89 B
69-80	C	72 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