



Hanbury Road  
, Tamworth, , B77 3HR

£279,950



# Property Features

- Attractive three-bedroom semi-detached family home
- Spacious living room with feature fireplace
- Bright conservatory overlooking the rear garden
- Separate dining room ideal for entertaining
- Modern fitted kitchen with ample storage and workspace
- Ground floor WC for added convenience
- Two double bedrooms plus a well-proportioned third bedroom with stunning views
- Family bathroom with three-piece suite
- Driveway providing off-road parking
- Private rear garden with lawn, patio, and storage sheds

## Full Description

A beautifully presented three-bedroom semi-detached family home offering spacious and versatile living accommodation throughout. Featuring a modern kitchen, two reception rooms, a conservatory, and a well-maintained rear garden, this property is ideal for families seeking both comfort and convenience.

### THE FORE

The property is set back from the road with a generous driveway providing off-road parking and access to the porch entrance.

### GROUND FLOOR

Upon entering, a welcoming hall gives access to the main reception areas. The bright and spacious living room benefits from a feature fireplace and French doors leading into the conservatory, which overlooks the rear garden. The dining room, positioned at the front of the property, is ideal for family meals and entertaining. The well-equipped kitchen offers ample storage and workspace, complemented by recess for appliances. A ground floor WC adds convenience.

### LIVING ROOM

12' 4" x 17' 9" (3.76m x 5.41m)

### KITCHEN

11' 4" x 13' 9" (3.45m x 4.19m)

### DINING ROOM

11' 9" x 8' 1" (3.58m x 2.46m)

### GUEST CLOAKROOM

5' 1" x 2' 2" (1.55m x 0.66m)

### FIRST FLOOR



The first-floor landing leads to three well-proportioned bedrooms, two of which are doubles with built-in storage. The family bathroom is fitted with a three-piece suite including a bath with overhead shower, wash basin, and WC.

#### CONSERVATORY

7' 9" x 9' 4" (2.36m x 2.84m)

#### BEDROOM ONE

15' 6" x 8' 4" (4.72m x 2.54m)

#### BEDROOM TWO

12' 5" x 10' 2" (3.78m x 3.1m)

#### BEDROOM THREE

9' 5" x 7' 4" (2.87m x 2.24m)

#### BATHROOM

5' 4" x 7' 9" (1.63m x 2.36m)

#### THE REAR

To the rear, a beautifully maintained garden features both patio and lawn areas, set across three tiers, perfect for outdoor dining, relaxation, and entertaining. The garden also benefits from storage sheds and mature planting, creating a private and enjoyable outdoor space.

#### 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

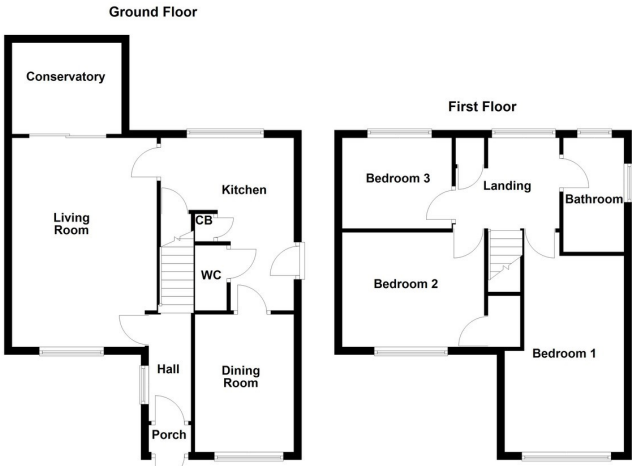
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWINGS

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             |         | 76 C      |
| 55-68 | D             | 67 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