



Ashdale Road
, Tamworth, , B77 3ND

£350,000

Property Features

- Attractive family home in a sought-after location
- Spacious lounge and additional snug/playroom
- Modern fitted kitchen with dining space and garden access
- Separate study, ideal for home working
- Ground floor shower room and first floor family bathroom
- Three well-proportioned bedrooms, including a generous main bedroom with wardrobes
- Utility room with side access for added convenience
- Landscaped rear garden with decked seating and lawn
- Driveway parking and useful garage store
- Versatile layout perfect for modern family living

Full Description

This beautifully presented family home offers spacious and versatile accommodation arranged over two floors. With multiple reception rooms, a modern kitchen, well-proportioned bedrooms, and landscaped gardens, it is perfectly suited for modern living.

THE FORE

The property is set back from the road with a neatly maintained frontage, driveway parking, and access to a useful garage store.

GROUND FLOOR

On entry, the porch leads into a welcoming hallway with access to the main living areas. To the front is a bright lounge, while to the rear lies a modern fitted kitchen with space for dining and direct access to the garden. The ground floor also benefits from a snug/playroom, a separate study ideal for home working, a shower room, and a utility room with practical side access.

ENTRANCE HALL

RECEPTION HALL

LOUNGE

18' 2" x 11' 8" (5.54m x 3.56m)

KITCHEN

17' 4" x 12' 0" (5.28m x 3.66m)

UTILITY ROOM

5' 5" x 4' 1" (1.65m x 1.24m)

SNUG

12' 11" x 10' 10" (3.94m x 3.3m)



STUDY

6' 11" x 7' 2" (2.11m x 2.18m)

DOWNSTAIRS SHOWER ROOM

10' 6" x 2' 5" (3.2m x 0.74m)

FIRST FLOOR

The first floor provides three generous bedrooms, including a spacious principal bedroom with fitted wardrobes. A contemporary family bathroom and landing with storage complete the layout.

BEDROOM ONE

15' 6" x 9' 8" (4.72m x 2.95m)

BEDROOM TWO

9' 5" x 11' 4" (2.87m x 3.45m)

BEDROOM THREE

11' 5" x 7' 5" (3.48m x 2.26m)

FAMILY ROOM

6' 11" x 5' 2" (2.11m x 1.57m)

THE REAR

The rear garden offers an attractive and low-maintenance outdoor space, featuring a large decked seating area, patio, and lawn, perfect for entertaining and family use.

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.

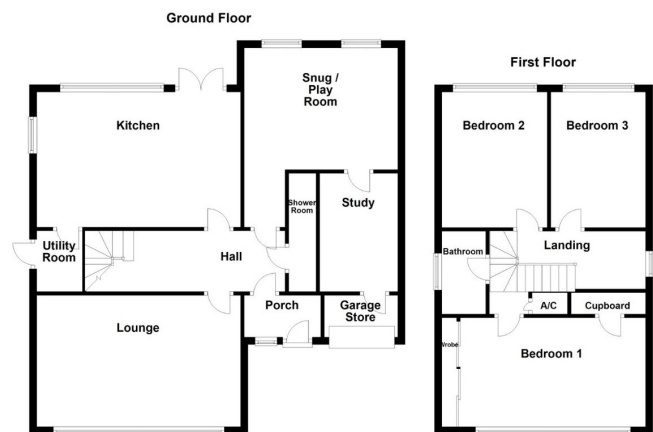
TENURE

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 01827 311412.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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