



Florendine Street

Amington, Tamworth, Staffordshire, B77 3DD

£225,000

Property Features

- Charming Mid Terraced Home
- Attractive Dining Room
- Cosy Family Lounge
- Most Pleasant Kitchen
- Two Superb Double Bedrooms
- Spacious Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Close to Local Schooling
- Freehold

Full Description

Welcome to this delightful and charming mid-terraced family home, set within the heart of Amington, one of Tamworth's most highly regarded residential areas. With an array of local schooling, commuter links, and shopping amenities in close proximity, this wonderful property presents the perfect opportunity for a wide demographic of potential buyers.

GROUND FLOOR

Reception Space/Dining Room: Stepping inside, you are greeted by a bright and impressive reception space, currently utilised as a formal dining room. This room features a centralised feature fireplace and a window overlooking the front, creating a warm and inviting atmosphere for family meals and entertaining guests.

Family Lounge: Adjacent to the dining room and located at the rear of the home, the cosy and stylish family lounge offers a tranquil space to unwind. The lounge is thoughtfully designed with discreetly positioned stairs leading to the first-floor landing, ensuring a seamless flow between the living spaces.

Kitchen: Completing the ground floor ensemble is the wonderful kitchen. This space boasts an attractive range of matching base units, supplemented by tasteful wooden working surfaces and quality tiled flooring. A door from the kitchen leads out onto the rear garden, making it ideal for indoor-outdoor living and entertaining.

DINING ROOM

12' 11" x 11' 2" (3.94m x 3.41m)

LOUNGE

12' 11" x 12' 0" (3.94m x 3.66m)



KITCHEN

11' 11" x 7' 9" (3.65m x 2.38m)

FIRST FLOOR

Bedrooms: Ascending to the first floor, two superb bedrooms offer comfortable double proportions, with views over the front and rear aspects respectively. These rooms provide ample space to accommodate a range of freestanding furniture, ensuring a restful and personalized retreat for family members.

Family Bathroom: Complementing the bedrooms, the outstanding family bathroom dazzles with a generous three-piece suite. It includes a walk-in shower enclosure, a bespoke sink unit, and a close-coupled WC, all designed with modern elegance and functionality in mind.

BEDROOM ONE

12' 11" x 11' 1" (3.94m x 3.40m)

BEDROOM TWO

12' 0" x 9' 10" (3.67m x 3.00m)

FAMILY BATHROOM

12' 9" x 7' 10" (3.91m x 2.41m)

OUTSIDE

Garden: Stepping outside, the property features a mature and relaxing low-maintenance garden. The pebbled areas offer a convenient retreat, while the timber decking provides ample space to accommodate seating furniture, perfect for outdoor dining and relaxation. Timber fencing envelops the plot, adding a touch of privacy and security.

ANTI MONEY LAUNDERING

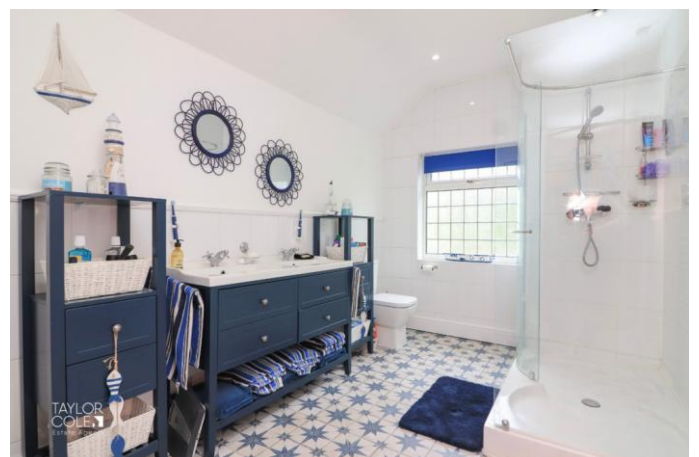
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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