



Tavistock Close
Tamworth, B79 8TJ

£289,950

Property Features

- Attractive three-bedroom link-detached home in a desirable residential area of Tamworth
- Spacious living room with large front window and plenty of natural light
- Separate dining room overlooking the rear garden
- Fitted kitchen with storage and potential for modernisation
- Utility room with access to garden and garage
- Convenient ground floor WC
- Three generous bedrooms, two with built-in storage
- Family bathroom with natural light and space for updating
- Private rear garden with lawn and patio area
- Driveway and spacious garage, offering ample parking and storage

Full Description

Located in a popular and well-established area of Tamworth, this attractive three-bedroom link-detached family home offers spacious living throughout, a flexible ground floor layout, and excellent potential to modernise and make your own. With a generous driveway, large garage, and private rear garden, this home is ideal for families or buyers seeking a comfortable and practical property close to local amenities, schools, and transport links.

THE FORE

Set back from the road, the property features a block-paved driveway providing ample off-road parking, with access to the spacious garage and a charming enclosed porch leading to the main entrance.

GROUND FLOOR

The welcoming entrance hall gives access to a bright and spacious living room, ideal for family gatherings. The dining room overlooks the rear garden and offers a pleasant space for entertaining. The kitchen provides a range of fitted units with scope to upgrade, complemented by a useful storage cupboard. To the rear, there is a utility area with garden access, a ground floor WC, and direct access to the garage, adding convenience and versatility.

LIVING ROOM

15' x 12' 5" (4.57m x 3.78m)

KITCHEN

10' 5" x 6' 8" (3.18m x 2.03m)

DINING ROOM

9' 5" x 8' 3" (2.87m x 2.51m)

UTILITY ROOM



7' 4" x 7' 4" (2.24m x 2.24m)

WC

6' 9" x 3' 2" (2.06m x 0.97m)

GARAGE

11' 9" x 8' (3.58m x 2.44m)

FIRST FLOOR

Upstairs, you will find three well-proportioned bedrooms, including a generous principal bedroom with built-in storage. The family bathroom is light and functional, offering space for updating to suit modern tastes. Additional storage cupboards can be found throughout the landing area, providing excellent practicality for family life.

BEDROOM ONE

12' 1" x 9' 7" (3.68m x 2.92m)

BEDROOM TWO

9' 8" x 8' 9" (2.95m x 2.67m)

BEDROOM THREE

6' 7" x 5' 9" (2.01m x 1.75m)

BATHROOM

6' 3" x 6' (1.91m x 1.83m)

THE REAR

The private rear garden features a mix of patio and lawn, surrounded by mature borders, perfect for outdoor dining, gardening, or relaxing in the sunshine.

ANTI MONEY LAUNDERING

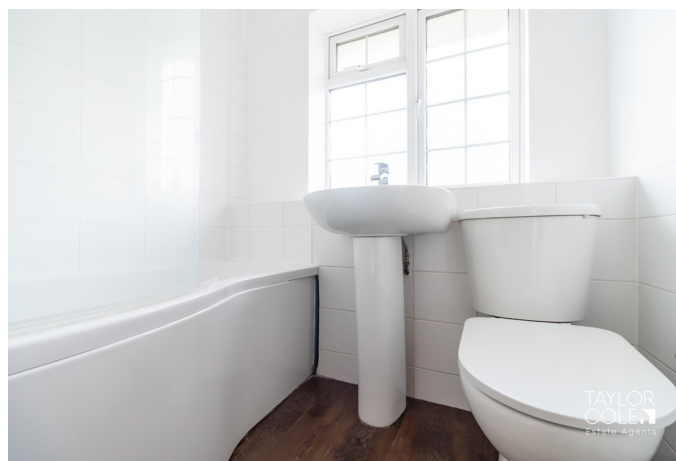
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

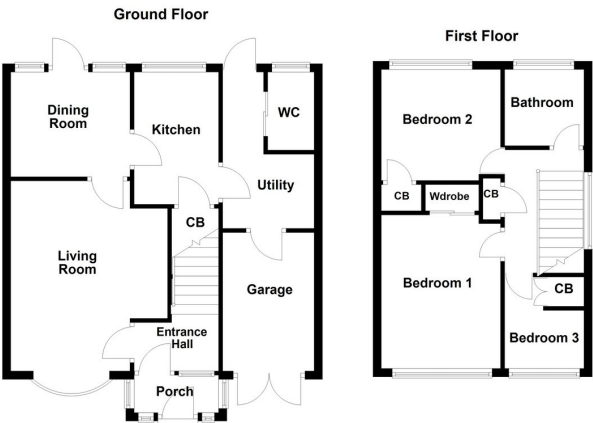
TENURE

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		83 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