



Seaton
Tamworth, B77 2NP

£245,000

Property Features

- Beautifully presented two storey family home in a popular residential location
- Spacious open plan living and dining area filled with natural light
- Modern fitted kitchen with ample storage and worktop space
- Additional office or study room, perfect for home working
- Three well proportioned bedrooms providing comfortable accommodation
- Contemporary family bathroom with bath and shower over
- Primary bedroom featuring a walk in wardrobe
- Private rear garden with patio and lawn, ideal for relaxing or entertaining
- Driveway providing convenient off road parking
- Close to local schools, shops and transport links

Full Description

A beautifully presented three-bedroom semi-detached home offering stylish and modern accommodation throughout. The property features spacious living areas, a dedicated home office, and a private rear garden, ideal for families or first-time buyers seeking a comfortable and well-designed home.

THE FORE

The property is set behind a neat driveway providing off-road parking and a welcoming approach to the front entrance. The modern facade is complemented by clean brickwork and a tidy frontage.

GROUND FLOOR

Upon entering, a hallway provides access to the main living areas and staircase to the first floor. The bright and inviting living room opens seamlessly into a dining area with French doors leading out to the rear garden, creating a sociable and open-plan feel. The kitchen is well-appointed with wooden cabinetry, ample worktop space, and integrated appliances. A versatile office room provides an ideal workspace or potential playroom or gym, while a convenient under-stairs cupboard offers additional storage.

LIVING ROOM

15' 2" x 11' 9" (4.62m x 3.58m)

DINING ROOM

9' 6" x 9' 4" (2.9m x 2.84m)

OFFICE

16' 6" x 7' 1" (5.03m x 2.16m)

KITCHEN

11' 1" x 7' (3.38m x 2.13m)



FIRST FLOOR

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from a stylish walk-in wardrobe, while the remaining bedrooms are ideal for children, guests, or additional office use. The family bathroom features a modern suite with both bath and overhead shower, finished in contemporary tiling.

BEDROOM ONE

15' 1" x 12' 2" (4.6m x 3.71m)

WALK-IN WARDROBE

7' 4" x 4' 7" (2.24m x 1.4m)

BEDROOM TWO

11' x 6' 6" (3.35m x 1.98m)

BEDROOM THREE

8' 4" x 8' (2.54m x 2.44m)

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

THE REAR

To the rear of the property is a private, enclosed garden with a well-maintained lawn and paved patio, perfect for outdoor dining or relaxation. The garden is bordered by fencing for privacy and offers a safe, family-friendly 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.

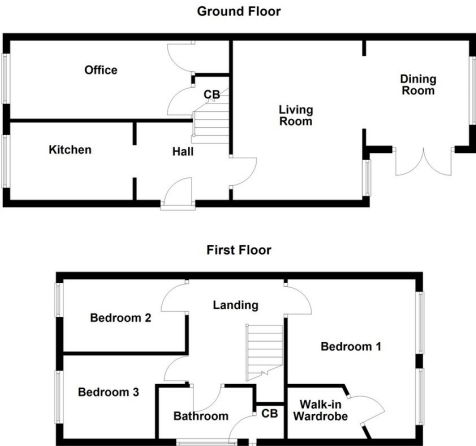
TENURE

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

VIEWING

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		72 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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