



Hadrians Close

Two Gates, Tamworth, , B77 1EP

£295,000

Property Features

- Well presented three bedroom detached home in Tamworth
- Spacious living and dining rooms with French doors to the garden
- Modern kitchen with adjoining utility area
- Ground floor WC for added convenience
- Three well proportioned bedrooms
- Built in wardrobes to bedrooms one and two
- Modern family bathroom
- Bright and airy interior throughout
- Enclosed rear garden with lawn and patio

Full Description

Located in a popular residential area of Tamworth, this well presented three bedroom detached home offers bright, modern living throughout. With a spacious lounge and dining room, a practical kitchen with utility and WC, three good sized bedrooms, and a private rear garden, it is an ideal choice for couples and families alike.

THE FORE

The property sits behind a neat frontage with driveway parking and access to a useful garage store. A covered porch leads into a welcoming entrance hall.

GROUND FLOOR

The ground floor features a generous living room and dining room, both filled with natural light, with French doors opening from the dining room to the rear garden. The kitchen is positioned at the front of the home and offers modern units and ample worktop space, with a door through to the utility and WC, plus internal access to the garage store. The layout provides a balanced mix of social space and everyday practicality.

LIVING ROOM

16' 4" x 12' 3" (4.98m x 3.73m)

DINING ROOM

15' 4" x 7' 9" (4.67m x 2.36m)

KITCHEN

11' 7" x 8' 5" (3.53m x 2.57m)

UTILITY/WC

9' 6" x 7' 2" (2.9m x 2.18m)



FIRST FLOOR

The first floor offers three well proportioned bedrooms, two of which include built in wardrobes. The family bathroom is modern and spacious, serving all bedrooms from a central landing with natural light.

BEDROOM ONE

12' 1" x 10' 5" (3.68m x 3.18m)

BEDROOM TWO

11' 9" x 9' 8" (3.58m x 2.95m)

BEDROOM THREE

8' 8" x 6' 4" (2.64m x 1.93m)

BATHROOM

8' 9" x 5' 7" (2.67m x 1.7m)

THE REAR

The rear garden is fully enclosed and offers a mix of lawn, patio, and play space, ideal for families and outdoor relaxation. The garden is private and well maintained, with side access available.

GARAGE STORE

8' x 7' 5" (2.44m x 2.26m)

ANTI MONEY LAUNDERING

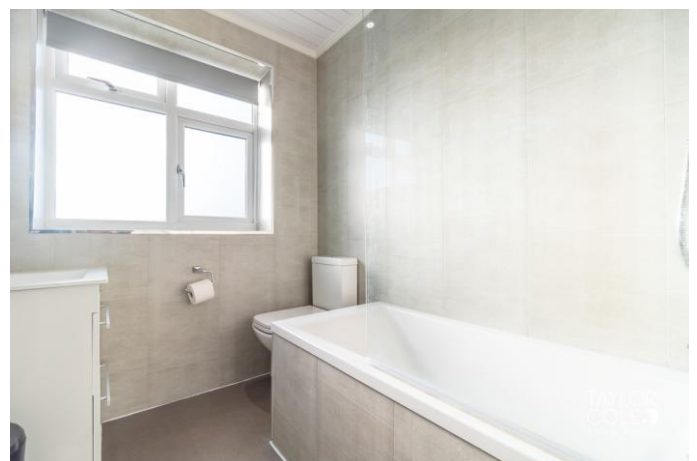
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

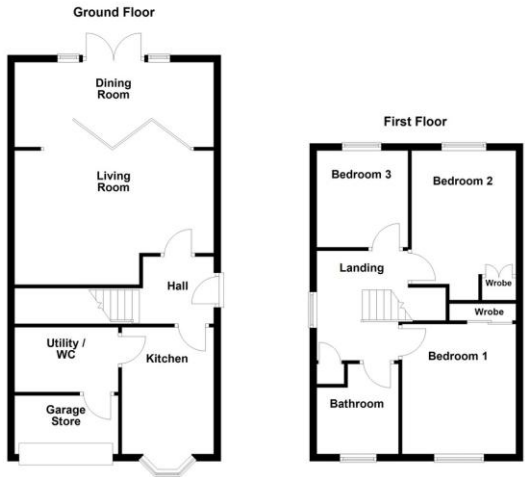
TENURE

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		81 B
69-80	C		
55-68	D	57 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