



St. Andrews
Tamworth, B77 4RA

Offers Over £330,000

Property Features

- Sizeable living room with bay window
- Additional ground floor dining room
- Generous open plan kitchen/diner with access to conservatory
- Recently fitted shower room
- Pantry in the kitchen for more useful storage
- Large rear garden for entertaining
- Conservatory with garden views
- Shed in rear garden for extra storage
- Utility room with ground floor WC
- Off road parking

Full Description

A beautifully presented and generously sized three-bedroom detached home offering excellent living space, an open-plan kitchen/diner, a bright conservatory, utility room, ground-floor WC and an additional dining room. With a large rear garden, attractive outlook and a warm, welcoming feel throughout, this property is perfectly suited to families seeking comfort, space and practicality.

THE FORE

Set in an elevated position, this attractive detached home benefits from a well-kept front garden and an inviting approach. The elevated frontage provides additional privacy and pleasant views, enhancing the property's kerb appeal.

GROUND FLOOR

The entrance hall leads into two spacious reception rooms: a bright dining room to the front and a generously sized living room featuring a charming fireplace. The open-plan kitchen/diner provides excellent workspace, modern fittings and room for a family dining table. To the rear, a large conservatory offers flexible living space with views of the garden. A separate utility room, convenient ground-floor WC and even an additional dining room add further practicality, complemented by a useful storage cupboard beneath the stairs.

LIVING ROOM

13' 8" x 12' 8" (4.17m x 3.86m)

OPEN PLAN KITCHEN/DINER

16' x 10' 6" (4.88m x 3.2m)

DINING ROOM

15' 8" x 8' 1" (4.78m x 2.46m)



UTILITY ROOM

10' 7" x 7' 9" (3.23m x 2.36m)

WC

4' 5" x 4' 1" (1.35m x 1.24m)

CONSERVATORY

9' 4" x 6' 6" (2.84m x 1.98m)

FIRST FLOOR

The first floor offers three well-proportioned bedrooms, including a spacious main bedroom with fitted wardrobe space. Bedrooms two and three are light and comfortable, ideal for children, guests or home office use. A modern family shower room with contemporary fittings completes the first-floor layout.

BEDROOM ONE

14' x 12' 8" (4.27m x 3.86m)

BEDROOM TWO

9' 2" x 9' (2.79m x 2.74m)

BEDROOM THREE

9' 6" x 6' (2.9m x 1.83m)

BATHROOM

6' 3" x 6' 1" (1.91m x 1.85m)

THE REAR

The impressive rear garden is a key highlight-generous in size, well maintained and offering excellent privacy. Featuring lawn, patio areas and mature planting, it provides an ideal setting for outdoor dining, family activities or relaxing in a peaceful setting.

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.

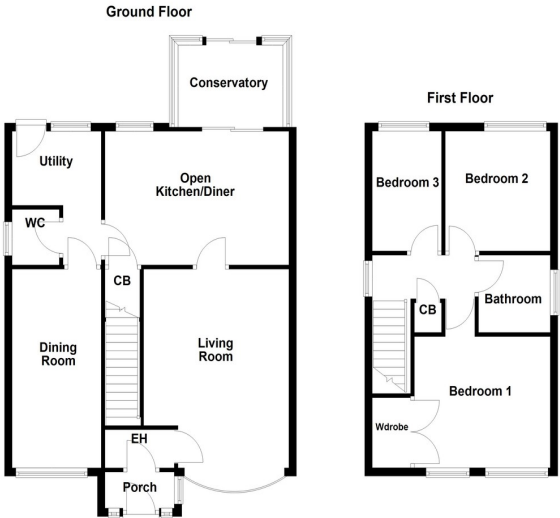
TENURE

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		79 C
55-68	D	67 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