



Highcliffe Road  
Tamworth, B77 1ED

Offers In Region Of £285,000



# Property Features

- Large living room with french doors to the rear garden
- Very generous open plan kitchen/dining area
- Four bedrooms to the first floor
- En-suite in bedroom one
- Modern family bathroom serving all other rooms
- Large rear garden, perfect for family gatherings
- Driveway parking
- Plenty of storage throughout
- In a popular residential area
- Close to local amenities, transport links and schools

## Full Description

This well proportioned four bedroom family home is arranged over two floors and offers generous living space throughout, making it ideal for growing families or buyers looking to personalise a property to their own taste.

### THE FORE

To the front, the property is set back behind a sizeable driveway providing off road parking, with access to a welcoming entrance porch.

### GROUND FLOOR

The ground floor comprises a spacious living room with French doors to the rear garden allowing plenty of natural light and an open plan kitchen/dining area offering an excellent space for family meals, a range of units and worktop space. A useful under-stair cupboard offers excellent storage potential.

### LIVING ROOM

17' 8" x 10' 8" (5.38m x 3.25m)

### OPEN PLAN KITCHEN/DINER

17' 4" x 17' (5.28m x 5.18m)

### FIRST FLOOR

To the first floor are four well proportioned bedrooms, with bedroom one served by a en suite shower room and all other bedrooms served by the family bathroom. The layout offers flexibility for families, home working or guest accommodation.

### BEDROOM ONE

11' 7" x 7' 9" (3.53m x 2.36m)

### BEDROOM ONE EN-SUITE



7' 9" x 5' 5" (2.36m x 1.65m)

#### BEDROOM TWO

11' 1" x 9' 1" (3.38m x 2.77m)

#### BEDROOM THREE

11' x 7' 9" (3.35m x 2.36m)

#### BEDROOM FOUR

7' 1" x 6' 1" (2.16m x 1.85m)

#### BATHROOM

5' 7" x 4' 8" (1.7m x 1.42m)

#### THE REAR

The rear garden is mainly laid to lawn with established boundaries, offering a private outdoor space suitable for relaxation, gardening or entertaining, with further potential to enhance if desired.

#### 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.

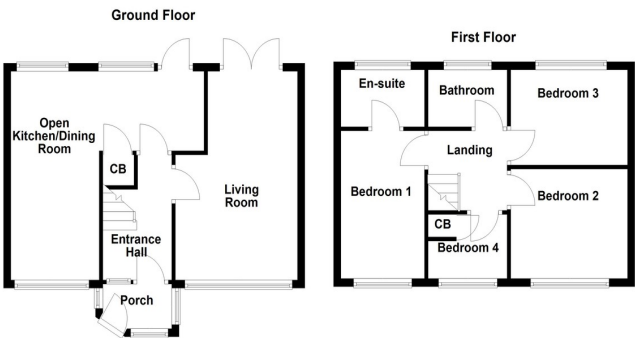
#### TENURE

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	64 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto: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