



Ryton

Belgrave, Tamworth, Staffordshire, B77 2NL

Offers Over £230,000

# Property Features

---

- Spacious Semi Detached Family Home
- Entrance Hall
- Open Aspect Kitchen/Dining Area
- Spacious Lounge
- Downstairs Shower Room
- Three Bedrooms
- Family Bathroom
- Driveway
- No onward chain
- Opportunity for First Time Buyers, Families or Downsizers Alike

## Full Description

---

Welcome to this charming and spacious three-bedroom semi-detached family home, nestled behind a meticulously designed tarmacadam frontage that offers ample parking facilities. With a range of local amenities and schooling nearby, this home provides a wonderful opportunity for first time buyers, budding families or downsizers alike.

### GROUND FLOOR

Step inside to discover a ground floor designed for both relaxation and entertainment. The inviting and open aspect kitchen/diner sets the stage for delightful receptions and gatherings, boasting a range of matching base units, roll top working surfaces, and cupboards above, ensuring both style and functionality. Adjacent to this, the spacious family lounge awaits, bathed in natural light pouring through its windows. French doors lead seamlessly to the rear garden, inviting you to step out onto the slab paved patio for al fresco moments. Completing the ground floor accommodation, an intelligently designed shower room awaits, tucked away off the entrance hall, providing ease for both residents and guests alike.



## ENTRANCE HALL

## LOUNGE

14' 9" x 11' 10" (4.51m x 3.63m)

## DINING AREA

12' 4" x 7' 1" (3.77m x 2.16m)

## KITCHEN

10' 9" x 6' 9" (3.29m x 2.07m)

## SHOWER ROOM

6' 1" x 4' 5" (1.86m x 1.37m)

## FIRST FLOOR

Venture upstairs to find an abundance of comfort and space. The incredibly generous master bedroom offers ample proportions to accommodate various bedroom furnishings, ensuring a retreat-like atmosphere. Two additional bedrooms provide versatility for various accommodation needs, alongside a well-appointed family bathroom. Complete with a sleek three-piece suite featuring a panelled bathtub and shower fitment over, a vanity sink unit with an inset hand wash basin, and a close coupled WC, this bathroom promises relaxation and luxury.



## BEDROOM ONE

14' 9" x 12' 1" (4.52m x 3.69m)

## BEDROOM TWO

6' 2" x 10' 7" (1.90m x 3.24m)

## BEDROOM THREE

7' 9" x 8' 0" (2.38m x 2.46m)

## BATHROOM

8' 8" x 5' 0" (2.66m x 1.54m (max))



## OUTSIDE

Outside, the property transforms into a low-maintenance oasis. Slab paved patios and pathways seamlessly intertwine with artificial lawns, offering a picturesque setting for outdoor enjoyment. Secure timber fencing surrounds the borders, providing both privacy and peace of mind.



## ANTI MONEY LAUNDERING

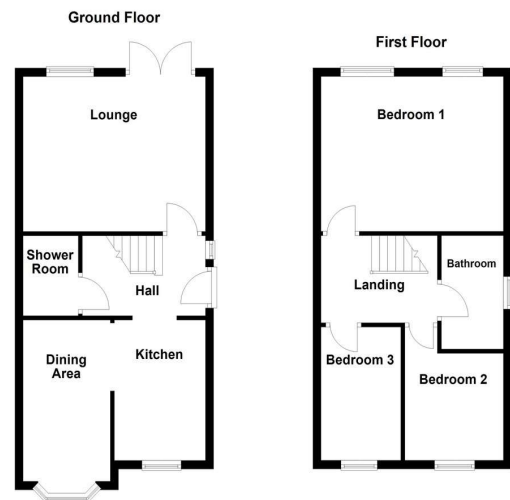
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		86 B
69-80	C	73 C	
55-68	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