



Sorrel
Tamworth, B77 4HD

£225,000

Property Features

- three bedroom end terraced house arranged over four spacious floors
- Contemporary kitchen with integrated appliances and adjoining dining room
- Generous lounge on the ground floor with direct access to the rear garden
- Spacious principle bedroom on the top floor with ample storage space
- Stylish family bathroom featuring freestanding bath and separate shower
- Two well-proportioned bedrooms on the second floor ideal for children or guests
- Landscaped rear garden with artificial lawn and patio area for entertaining
- Impressive summer house in the garden currently set up as a games room
- Allocated parking space and situated in a quiet residential cul-de-sac
- Modern design throughout with versatile living spaces for families or professionals

Full Description

This spacious and beautifully presented three bedroom terraced house offers versatile accommodation across four floors, perfectly suited for modern family living. Situated in a popular residential development, the property features contemporary styling throughout, generous room sizes and an attractive low-maintenance garden with the added benefit of a fully equipped summer house.

THE FORE

To the front, the property enjoys a quiet cul-de-sac position with allocated parking and a smart frontage. The clean architectural lines of the modern facade and neutral exterior finish offer excellent kerb appeal.

GROUND FLOOR

On the ground floor, the main living area spans the width of the property and opens directly onto the rear garden, creating a perfect space for relaxing and entertaining. This bright and welcoming lounge is finished with clean lines and wood flooring, and features French doors that lead out to the garden.

OPEN DINING ROOM/KITCHEN

DINING ROOM

13' 7" x 9' 4" (4.14m x 2.84m)

KITCHEN

6' 5" x 11' 7" (1.96m x 3.53m)

WC

2' 5" x 5' 7" (0.74m x 1.7m)

FIRST FLOOR

The first floor, where the property is entered, hosts a stylish



dining room with contemporary decor and ample space for formal or casual meals. The adjacent kitchen is fitted with sleek cabinetry, integrated appliances and a modern finish throughout. A convenient WC is also located on this floor.

LIVING ROOM

18' x 10' 4" (5.49m x 3.15m)

PANTRY

6' 6" x 4' 3" (1.98m x 1.3m)

SECOND FLOOR

The second floor includes two generously sized bedrooms, each with large windows allowing plenty of natural light. These rooms are ideal for children, guests or home working and are finished in a neutral palette for wide appeal.

BEDROOM THREE

9' 2" x 10' 8" (2.79m x 3.25m)

BEDROOM TWO

14' 1" x 8' 4" (4.29m x 2.54m)

THIRD FLOOR

The third floor is home to the spacious principle bedroom, which occupies the front of the house and provides a quiet retreat with built-in storage and room for a full bedroom suite. Adjacent is the beautifully appointed family bathroom, complete with a freestanding bath, separate shower, modern vanity unit and contemporary tiling.

BEDROOM ONE

13' 9" x 9' 4" (4.19m x 2.84m)

BATHROOM

10' 6" x 7' 1" (3.2m x 2.16m)

THE REAR

To the rear, the garden has been landscaped for minimal maintenance, featuring artificial grass and a stylish patio seating area. A standout feature is the timber-built summer house, fully kitted out as a games room with a pool table and bar setup, making it a fantastic extension of the living space and ideal for entertaining or unwinding.

SUMMERHOUSE

18' 1" x 12' 4" (5.51m x 3.76m)

ANTI MONEY LAUNDERING



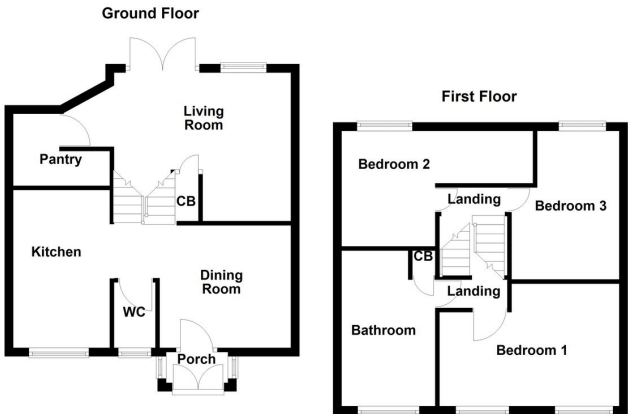
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	61 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