







Purbrook

Tamworth, B77 2NB

£175,000

Property Features

- Three-bedroom family home
- Spacious living room with excellent natural light
- Separate kitchen
- Modern family bathroom
- Built-in storage to bedrooms one and two and landing
- Generous rear garden predominantly laid to lawn
- Front garden enhancing kerb appeal
- Garage in a nearby block
- Ideal for first-time buyers and growing families
- Situated within an established residential location









Full Description

This three-bedroom home offers spacious and practical accommodation across two floors, making it well suited to families, first-time buyers, or those seeking additional living space. Occupying a pleasant position within an established residential area, the property combines generous room proportions with useful storage and outdoor space.
The accommodation is arranged around a bright and welcoming living environment, with a large reception room, separate kitchen, three bedrooms, and a modern bathroom. Externally, the property benefits from front and rear gardens together with access to a garage, providing a well-rounded home with excellent everyday practicality.

THE FORE
The property is approached via a lawned front garden which enhances the kerb appeal and creates an attractive first impression. Set back from the road, the home enjoys a pleasant residential setting and a welcoming approach to the entrance.
The frontage provides a sense of space and openness, with neighbouring homes positioned within a well-established development. The traditional layout and mature surroundings contribute to the property's family-friendly appeal.

GROUND FLOOR
The ground floor is centred around a spacious living room which provides ample room for a variety of seating arrangements. Natural light enters through large windows, creating a bright and comfortable atmosphere that is ideal for both relaxing and entertaining.
Positioned to the front of the property, the kitchen offers a practical arrangement of units and work surfaces. The layout allows for everyday family living, while a useful storage cupboard adds further convenience and helps maximise the

available space.

LIVING ROOM
15' x 17' 3" (4.57m x 5.26m)

KITCHEN
7' 6" x 8' 6" (2.29m x 2.59m)

FIRST FLOOR
The first floor comprises three bedrooms and a family bathroom, providing flexible accommodation for a range of buyers. The principal bedroom is a generous double room and benefits from built-in storage, while the second bedroom offers similarly comfortable proportions.
The third bedroom is ideal as a child's room, guest bedroom, nursery, or home office. The bathroom is fitted with a contemporary suite and serves all three bedrooms, while additional storage cupboards on the landing provide valuable space for household essentials.

BEDROOM ONE
8' 9" x 12' 4" (2.67m x 3.76m)

BEDROOM TWO
8' 9" x 10' 4" (2.67m x 3.15m)

BEDROOM THREE
6' x 9' 7" (1.83m x 2.92m)

BATHROOM
5' 7" x 6' 7" (1.7m x 2.01m)

THE REAR
To the rear, the property enjoys an enclosed garden which is predominantly laid to lawn and offers plenty of space for outdoor enjoyment. The garden provides an excellent setting for children to play, gardening enthusiasts, or those wishing to create outdoor seating areas. The outdoor space complements the internal accommodation well and enhances the property's overall appeal for family living.

GARAGE
8' 1" x 16' 1" (2.46m x 4.9m)

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.

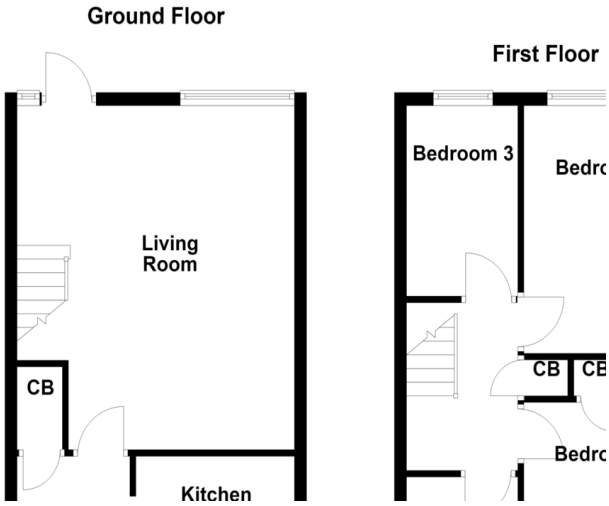
TENURE

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.





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