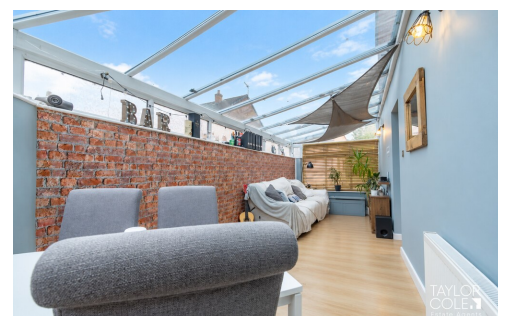




Mount Pleasant
Tamworth, B77 1HL

£260,000

Property Features

- Two Bedroom End Terraced Home with a loft room
- Spacious Accommodation Arranged Over Three Floors
- Stunning Open Plan Kitchen and Living Room
- Contemporary Kitchen with Breakfast Bar
- Generously Sized Conservatory Providing Additional Living Space
- Impressive Second Floor loft room with En Suite
- Two Well-Proportioned First Floor Bedrooms
- Modern Family Bathroom with Separate Shower Enclosure
- Attractive Rear Garden with Patio and Lawn
- Generous Off-Road Parking and Excellent Built-In Storage



Full Description

Presenting this lovely two bedroom, three storey end terraced home in Tamworth with a loft room, offering a wonderful combination of contemporary living, generous accommodation and versatile spaces throughout. The property has been thoughtfully designed to make excellent use of its three floors, with a stunning open plan kitchen and living area, a spacious conservatory and a loft room occupying the entire second floor.

With stylish interiors, an abundance of natural light and a practical layout ideally suited to modern family life, this home offers both comfort and functionality. Further highlights include a modern family bathroom, an en suite to the loft room, plentiful built-in storage and an attractive rear garden, making this a fantastic opportunity for families, couples and buyers seeking a home with plenty of character.

THE FORE

The property enjoys an attractive position with a smart brick exterior, complemented by a welcoming entrance porch and neatly presented frontage. Its end terraced position provides a distinctive appearance, while the generous paved area to the front creates an excellent first impression and offers substantial off-road parking space.

The entrance porch provides a practical transition into the home, leading through to the main ground floor accommodation. With its appealing exterior and well-maintained presentation, the property immediately establishes the quality and attention to detail found throughout the interior.

GROUND FLOOR

The ground floor is centred around a beautifully presented open plan kitchen and living room, creating a bright, sociable environment perfectly suited to modern lifestyles. The kitchen features an attractive selection of contemporary dark cabinetry, contrasting work surfaces and integrated cooking facilities, alongside space for additional appliances. A generous breakfast bar provides a natural gathering point for casual dining and entertaining, while the adjoining living area offers ample space for



comfortable seating and relaxation. Stylish flooring flows throughout, enhancing the sense of continuity and openness, while useful built-in cupboards provide additional storage.

A particularly appealing feature of the ground floor is the spacious conservatory, which provides an excellent extension of the living accommodation. With its extensive glazing, this wonderful room enjoys an abundance of natural light and offers plenty of flexibility for use as a second sitting room, dining area or family space. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living and making the conservatory an ideal setting for entertaining or simply unwinding.

OPEN PLAN KITCHEN/LIVING ROOM

14' 5" x 23' 8" (4.39m x 7.21m)

CONSERVATORY

7' 8" x 24' 7" (2.34m x 7.49m)

FIRST FLOOR

The first floor provides two well-proportioned bedrooms, both offering comfortable accommodation with flexibility to suit a variety of household requirements. Bedroom one is a bright and inviting double bedroom, beautifully presented with space for a substantial bed and freestanding bedroom furniture. Its neutral decor and natural light create a relaxing atmosphere, making it an excellent choice for family members or visiting guests.

Bedroom two offers another versatile space, with potential to be used as a child's bedroom, study or multifunctional space. Completing this floor is a modern family bathroom, featuring a shower enclosure, wash basin and WC, finished with contemporary fittings. Additional built-in storage on the landing further enhances the practicality of the accommodation.

BEDROOM TWO

8' 7" x 12' 7" (2.62m x 3.84m)

BEDROOM THREE

8' 7" x 12' (2.62m x 3.66m)

BATHROOM

5' 6" x 5' 5" (1.68m x 1.65m)

SECOND FLOOR

Occupying the second floor is the impressive loft room, creating a wonderful private retreat away from the main living areas. This generously proportioned room benefits from attractive sloping ceilings, roof windows that allow natural light to flood the space and an extensive selection of built-in cupboards. The room comfortably accommodates a double bed while retaining valuable floor space, offering an excellent combination of character, comfort and



functionality.

The loft room also enjoys the convenience of its own en suite bathroom, complete with a bath, wash basin and WC. The en suite benefits from a roof window and attractive contemporary finishes, creating a bright and welcoming space. With its private position, excellent storage and dedicated bathroom facilities, the entire second floor provides a particularly desirable feature of this charming family home.

BEDROOM ONE

12' 3" x 14' (3.73m x 4.27m)

BEDROOM ONE EN-SUITE

5' 9" x 6' 1" (1.75m x 1.85m)

THE REAR

The rear garden offers a delightful outdoor space, thoughtfully arranged to accommodate both relaxation and entertaining. A paved patio provides an ideal setting for outdoor furniture and alfresco dining, while the adjoining lawn introduces an attractive area of greenery. Established planting and surrounding fencing help create a pleasant garden environment, with ample opportunity for buyers to personalise the space to their own tastes.

The garden's combination of patio and lawn makes it particularly practical for families, while its connection to the conservatory ensures easy access throughout the warmer months. With space for outdoor seating, entertaining and everyday enjoyment, this attractive garden provides a fitting complement to the versatile accommodation inside.

ANTI MONEY LAUNDERING

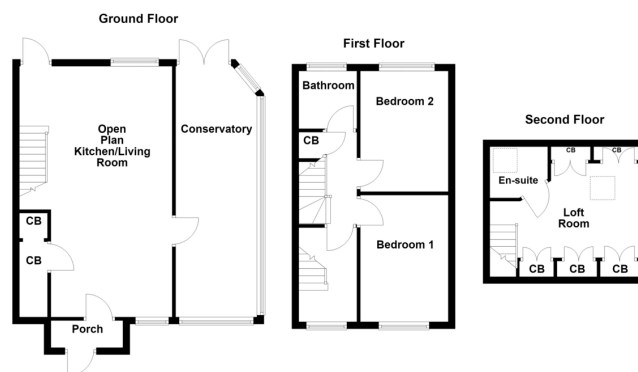
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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