



**TAYLOR  
COLE**  
Estate Agents



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**Chapelton**

Tamworth, B77 2EW

**£185,000**

# Property Features

- Generous driveway leading to front porch
- Bright hallway leading through to large living room
- Cosy feature fireplace in living room
- Convenient ground floor WC
- Open plan kitchen/dining area
- Sizeable conservatory with attached storage shed
- Three well proportioned bedrooms
- Modern family bathroom
- Rear garden with potential for personalisation
- Close to local amenities, schools and transport links

## Full Description

This well presented three bedroom mid terraced house offers bright and modern accommodation arranged over two floors, making it an ideal purchase for families, first time buyers or investors. The property benefits from spacious living areas, a modern kitchen and bathroom, and a generous rear garden.

### THE FORE

Set back from the road, the property features a neat frontage with a driveway leading to the front entrance, providing an inviting first impression within a residential setting.

### GROUND FLOOR

The ground floor comprises a welcoming entrance hall with a convenient WC, a spacious living room with ample natural light, and an open plan kitchen and dining room offering plenty of worktop space. A generous conservatory with French doors directly to the rear garden is accessible via the living room.

### OPEN PLAN KITCHEN/DINER

17' 7" x 9' 9" (5.36m x 2.97m)



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### LIVING ROOM

17' 3" x 15' 9" (5.26m x 4.8m)



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### CONSERVATORY

10' 9" x 6' 5" (3.28m x 1.96m)

### WC

5' 3" x 2' 6" (1.6m x 0.76m)

### FIRST FLOOR

To the first floor are three well proportioned bedrooms,

plenty of storage and a modern family bathroom.

#### BEDROOM ONE

13' 3" x 9' 6" (4.04m x 2.9m)



#### BEDROOM TWO

15' 5" x 9' (4.7m x 2.74m)

#### BEDROOM THREE

8' 6" x 6' 6" (2.59m x 1.98m)

#### BATHROOM

9' x 6' 1" (2.74m x 1.85m)



#### THE REAR

The rear garden is of a good size, offering mainly patio but with scope for further landscaping and personalisation, creating a pleasant outdoor space for relaxing, entertaining or family use.

#### 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.

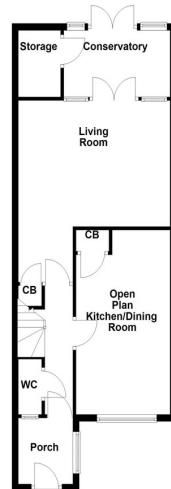
#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

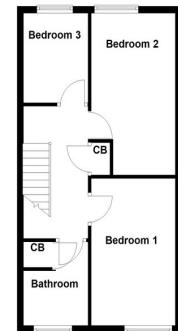




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	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