







Belgrave Road

Tamworth, B77 2LS

£170,000

Property Features

- Two Bedroom Mid Terraced Home
- Spacious Living room big enough to also function as a Dining Room
- Generously Proportioned Principal Bedroom
- Well-Sized Second Bedroom
- Fitted Kitchen with Direct Garden Access
- Ground Floor Family Bathroom
- Impressively Long Rear Garden
- Detached Brick-Built Garage at the Rear
- Excellent Potential to Personalise the Outdoor Space
- Ideal Opportunity for First Time Buyers and Small Families

Full Description

This charming two bedroom mid terraced home presents an excellent opportunity for first time buyers, small families and those looking for a property with generous outdoor space. Offering a well-proportioned interior, the accommodation comprises a spacious living room which has room for a dining table, a fitted kitchen, a ground floor bathroom and two bedrooms on the first floor.

One of the property's most appealing features is its impressively long rear garden, providing plenty of potential for outdoor entertaining, gardening and personalisation. A detached garage positioned at the far end of the garden offers valuable additional storage, completing a home that combines comfortable living accommodation with excellent outdoor possibilities.

THE FORE

The property enjoys a traditional terraced frontage, with a rendered exterior, contrasting window surrounds and a distinctive red front entrance door. Its attractive appearance complements the neighbouring homes and provides a welcoming introduction to the accommodation within.

Accessed directly from the pavement, the front entrance opens into the main living accommodation, creating a straightforward and practical layout. A large front-facing window allows natural light to enter the property, helping to establish a bright and inviting atmosphere.

GROUND FLOOR

Upon entering the property, you are welcomed into a generously proportioned open plan living and dining room, offering an excellent amount of space for both relaxation and entertaining. The living area comfortably accommodates multiple sofas and additional furnishings, with a feature









fireplace providing an attractive focal point. The room extends into a dedicated dining area, where there is ample space for a family dining table and chairs. This versatile arrangement creates a sociable environment, allowing the two areas to flow naturally together while retaining their individual purposes.

Towards the rear of the property is the fitted kitchen, featuring a range of wooden wall and base units, contrasting work surfaces and tiled splashbacks. The kitchen incorporates space for essential appliances and benefits from a rear access door leading directly into the garden. Completing the ground floor is the family bathroom, fitted with a bathtub, wash basin and WC. Its convenient ground floor position allows the first floor to be dedicated entirely to bedroom accommodation.

LIVING ROOM
10' 8" x 17' 2" (3.25m x 5.23m)

KITCHEN
4' 9" x 12' 9" (1.45m x 3.89m)

BATHROOM
5' 4" x 6' 4" (1.63m x 1.93m)

FIRST FLOOR
Ascending the staircase, the first floor landing provides access to two well-proportioned bedrooms, each offering comfortable accommodation and flexibility to suit a variety of needs. Bedroom one is a spacious double room, featuring a large window that provides plenty of natural light. There is ample space for a double bed, wardrobes, drawers and additional bedroom furnishings, making this an inviting principal bedroom.

Bedroom two is another generously sized room, currently arranged with a bed and additional storage furniture. Its proportions allow it to function comfortably as a second bedroom, guest room or a combination of sleeping and working space. The first floor also benefits from a useful built-in storage cupboard, providing additional practicality without compromising the bedroom accommodation.

BEDROOM ONE
10' 8" x 10' 1" (3.25m x 3.07m)

BEDROOM TWO
8' x 11' 7" (2.44m x 3.53m)







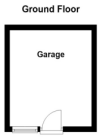


THE REAR

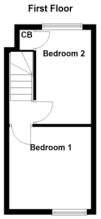
The rear garden is undoubtedly a standout feature of this property, offering an impressive amount of outdoor space that extends considerably beyond the rear of the house. Immediately outside, a paved and decked seating area provides space for garden furniture and outdoor dining, while the garden continues through a long, enclosed section bordered by timber fencing. Mature trees and established greenery adds character to the surroundings, creating an outdoor environment with considerable scope for further landscaping.



Towards the far end of the garden is a detached brick-built garage, providing a particularly useful addition to the property. Whether utilised for storage, hobbies or other practical purposes, the garage enhances the versatility of the outdoor accommodation. The garden itself offers plenty of opportunities for a new owner to personalise the space, with potential to establish additional seating areas, planting beds or a more landscaped garden design to suit individual preferences.

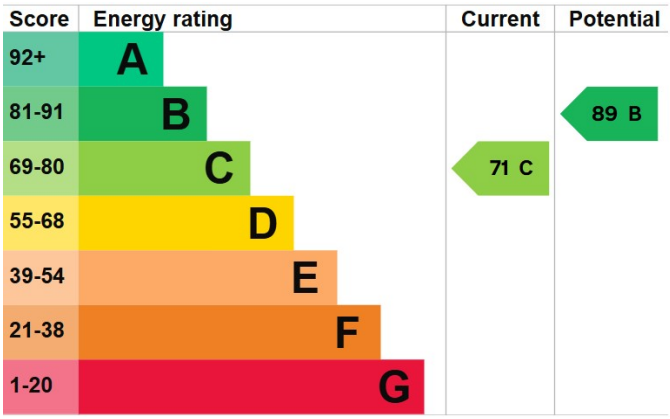






ANTI MONEY LAUNDERING

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.

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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