TAYLOR COLE
Estate Agent









Lakeview Avenue

Tamworth, B78 3JQ

£230,000

Property Features

- Two Bedroom Mid Terraced Home
- Walking Distance To Ventura Retail Park
- Beautifully Presented Throughout
- Spacious And Inviting Living Room
- Bright Conservatory Overlooking Rear Garden
- Fitted Kitchen With Breakfast Bar
- Convenient Ground Floor Guest WC
- Two Well Proportioned Bedrooms
- Family bathroom with shower
- Low Maintenance Rear Garden With Detached Summer House









Full Description

Situated within walking distance of Ventura Retail Park in Tamworth, this beautifully presented two bedroom mid terraced home offers an attractive combination of comfortable living accommodation, stylish interiors and excellent convenience. With a spacious living room, fitted kitchen, conservatory and two well proportioned bedrooms, the property is ideally suited to first time buyers, small families or those looking to downsize.

The accommodation is complemented by a beautifully maintained, low maintenance rear garden featuring a delightful summer house, providing an additional space to relax and unwind. With the added benefits of a ground floor WC, first floor bathroom and convenient parking facilities, this charming home offers practicality and comfort in equal measure.

THE FORE

The property enjoys an attractive red brick exterior, with a welcoming entrance and neatly presented frontage contributing to its appealing first impression. Positioned within a residential development, the home benefits from a pleasant setting with convenient access to nearby amenities.

To the front, a paved area provides access to the property, while the development also features parking areas to the side of the property. The home's position offers an excellent balance between residential living and the convenience of having Ventura Retail Park within easy walking distance.

GROUND FLOOR

Upon entering the property, you are welcomed into a bright and inviting entrance hallway, with a staircase rising to the first floor and access to the principal ground floor accommodation. A conveniently positioned guest WC provides an excellent practical addition, particularly for visiting family and friends. The fitted kitchen is situated towards the front of the property and features a range of wall and base units, complementary work surfaces, integrated cooking facilities and space for appliances. A charming bay window allows natural light to fill the room, while a breakfast bar provides an informal dining area.

The generously proportioned living room forms the heart of the home, offering an inviting setting for both everyday relaxation and entertaining. Beautifully presented with tasteful decor, attractive flooring, ample space for comfortable seating and a convenient storage cupboard, this versatile room provides a wonderful environment for family life. Double doors lead into the conservatory, creating a natural extension of the living accommodation. Surrounded by glazing and enjoying pleasant views across the rear garden, the conservatory provides an excellent additional sitting or dining area, with French doors opening directly onto the patio.



LIVING ROOM
14' 2" x 11' 9" (4.32m x 3.58m)



KITCHEN/BREAKFAST ROOM
7' 1" x 10' 4" (2.16m x 3.15m)

WC
3' 1" x 5' 1" (0.94m x 1.55m)



FIRST FLOOR
Ascending to the first floor, the landing provides access to two well proportioned bedrooms, the family bathroom and a useful storage cupboard. Bedroom one is an impressive double bedroom, offering generous floor space for a substantial bed and accompanying bedroom furniture. Beautifully decorated with a striking blue feature wall and soft neutral tones, this attractive room provides a comfortable and relaxing retreat, enhanced by natural light from two front-facing windows.

Bedroom two is another inviting and versatile bedroom, currently arranged with a bed and additional furnishings. Its attractive decor and pleasant proportions make it equally suitable as a child's bedroom, guest accommodation or home office, depending on individual requirements. Completing the first floor is a contemporary family bathroom, featuring a shower enclosure, wash hand basin and WC. Finished with neutral tiling and modern fittings, the bathroom provides a practical and stylish space for everyday use.



BEDROOM ONE
11' 9" x 14' 2" (3.58m x 4.32m)

BEDROOM TWO
12' 4" x 7' 6" (3.76m x 2.29m)

BATHROOM
6' 2" x 5' 4" (1.88m x 1.63m)

THE REAR

The rear garden is a particularly appealing feature of this lovely home, having been thoughtfully arranged to provide an attractive outdoor setting with minimal maintenance requirements. Predominantly paved, the garden offers an extensive patio area with ample room for outdoor dining furniture, potted plants and entertaining guests throughout the warmer months. Established shrubs, decorative planting and neatly maintained boundaries introduce greenery and character, while the enclosed setting creates a welcoming space for relaxation.

Positioned towards the far end of the garden is a delightful detached summer house, offering a wonderful additional feature with a variety of potential uses. Whether utilised as a peaceful garden retreat, hobby room or occasional entertaining space, it adds further versatility to the property. The combination of the spacious patio, attractive planting and summer house creates an enjoyable outdoor environment that perfectly complements the accommodation within.

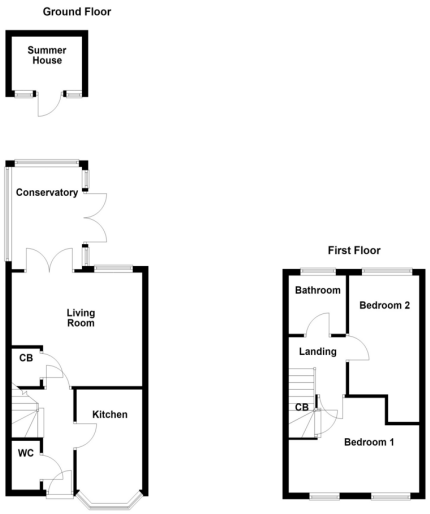


CONSERVATORY

7' 8" x 10' 7" (2.34m x 3.23m)

SUMMERHOUSE

7' 7" x 5' 6" (2.31m x 1.68m)



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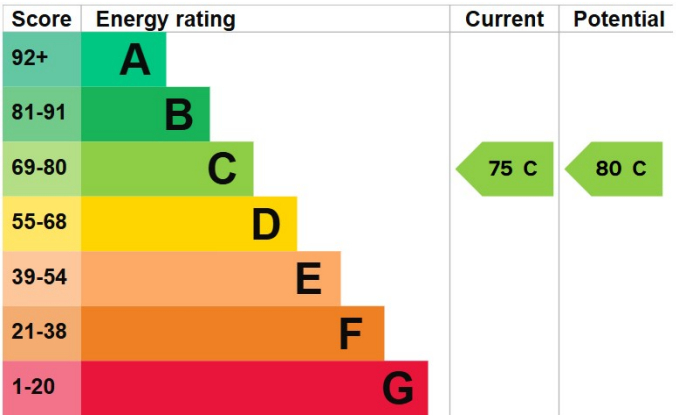
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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