



Exeter Drive
Tamworth, B79 7YQ

£210,000

Property Features

- Two bedroom semi detached home
- Family bathroom with white suite
- Generous plot size
- Useful built-in storage cupboards
- Spacious living room with bay window
- Driveway providing off-road parking
- Open kitchen/dining room spanning the width of the property
- Enclosed rear garden with lawn
- Principal bedroom with dedicated wardrobe area
- No upward chain

Full Description

This well-presented two bedroom semi detached home offers comfortable accommodation ideally suited to first time buyers, downsizers or investors. Benefiting from a spacious living room, an open kitchen/dining room, two well-proportioned bedrooms and a family bathroom, the property provides a practical layout for modern day living.

The home enjoys the advantages of gardens extending to the side and rear, alongside a driveway providing off-road parking. Well maintained throughout, the property offers a bright and welcoming environment with scope for a purchaser to personalise over time if desired.

THE FORE

The property enjoys a larger than average frontage with a lawned garden. The generous plot creates an attractive setting and enhances the sense of space around the property.

A driveway to the side provides convenient off-road parking, while the property's position within the development allows for a pleasant open outlook. The combination of parking, garden space and location contributes significantly to the home's appeal.

GROUND FLOOR

The ground floor accommodation begins with an entrance hall providing access to the principal living areas and staircase to the first floor. Positioned to the front of the property, the living room is a comfortable reception space featuring a bay window which allows for excellent natural light and creates an inviting atmosphere for relaxing and entertaining.

To the rear, the kitchen/dining room extends across the width of the property and offers a practical arrangement of fitted units, work surfaces and space for dining furniture. Windows overlooking the garden help create a bright



environment, while a rear door provides direct access to the outside space, making the room particularly well suited to everyday family life.

LIVING ROOM

10' 1" x 13' 3" (3.07m x 4.04m)

KITCHEN/DINER

13' 1" x 9' (3.99m x 2.74m)

FIRST FLOOR

The first floor is arranged around a central landing providing access to both bedrooms, the family bathroom and useful built-in storage cupboards. The layout has been designed to maximise the available accommodation while maintaining a practical flow between rooms.

Bedroom one is a generous double bedroom benefitting from a dedicated wardrobe area and additional storage, while bedroom two provides a comfortable second bedroom suitable for family members, guests or home working. The bathroom is fitted with a white suite incorporating a shower, wash hand basin and WC.

BEDROOM ONE

13' 2" x 9' 4" (4.01m x 2.84m)

BEDROOM TWO

6' 7" x 10' 9" (2.01m x 3.28m)

BATHROOM

5' 8" x 6' 5" (1.73m x 1.96m)

THE REAR

The rear garden is enclosed and predominantly laid to lawn, providing a pleasant outdoor space that is both manageable and functional. The garden offers ample room for outdoor seating, gardening or recreation, making it a valuable extension of the living accommodation.

Boundaries are clearly defined by fencing and established planting, helping to create a private setting. The combination of rear and side garden space is a notable advantage of the property's end plot position and provides excellent potential for outdoor enjoyment throughout the year.

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



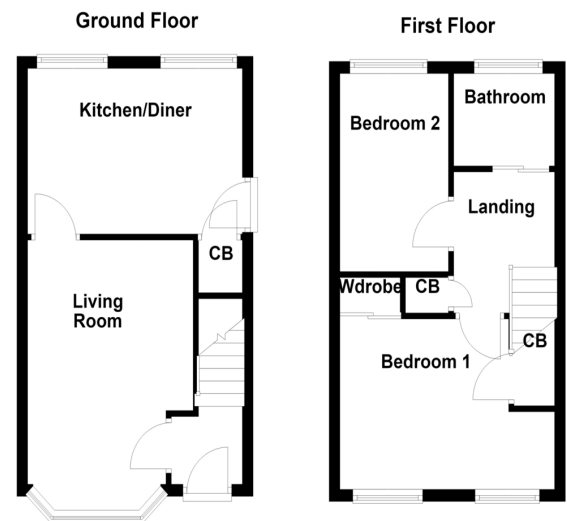
contract) prior to Solicitors being instructed.

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