



New Street  
, Tamworth, , B77 3EE

£230,000

# Property Features

- Three bedroom semi detached home
- Well presented and spacious throughout
- Separate living room
- Generous kitchen dining room
- Ground floor WC
- Three well proportioned bedrooms
- Family bathroom and additional storage
- Private enclosed rear garden
- Allocated parking to the front
- Additional parking area nearby

## Full Description

This well presented three bedroom semi detached home offers spacious and practical accommodation, making it an ideal choice for families, first time buyers, or investors. The property features a well balanced layout with a separate living room and a generous kitchen dining space, providing both comfort and functionality for modern day living. Positioned within a popular residential setting, the home benefits from allocated parking to the front, along with additional parking available nearby. With a private rear garden and well proportioned bedrooms, the property offers an excellent opportunity for those seeking a home that combines convenience, space, and potential.

### THE FORE

To the front, the property benefits from allocated parking, providing convenient and easily accessible off road parking. The setting is neat and well maintained, contributing to a pleasant overall appearance.

In addition, there is a further parking area located a short distance from the property, offering extra flexibility for residents and visitors.

### GROUND FLOOR

The ground floor accommodation is both practical and well laid out, beginning with an entrance hallway that provides access to the main living areas along with a convenient ground floor WC. The living room is spacious and inviting, offering a comfortable environment for relaxing and entertaining, with good natural light enhancing the space. To the rear, the kitchen dining room is generously sized and well equipped, featuring a range of fitted units and ample space for a dining table. This area is ideal for family meals and social gatherings, with direct access to the garden further adding to its appeal.



## LIVING ROOM

10' 4" x 17' 5" (3.15m x 5.31m)

## KITCHEN/DINER

15' 7" x 11' 2" (4.75m x 3.4m)

## WC

2' 5" x 5' 9" (0.74m x 1.75m)

## FIRST FLOOR

Upstairs, the property offers three well proportioned bedrooms, each providing comfortable accommodation and flexibility for a range of uses including family living, guest space, or a home office. The principal bedroom is particularly spacious, while the additional bedrooms are well sized and filled with natural light.

The first floor is completed by a family bathroom fitted with a modern suite, along with additional storage space from cupboards on the landing, ensuring practicality throughout.

## BEDROOM ONE

11' 3" x 10' 7" (3.43m x 3.23m)

## BEDROOM TWO

8' 8" x 14' 4" (2.64m x 4.37m)

## BEDROOM THREE

6' x 11' 2" (1.83m x 3.4m)

## BATHROOM

6' 6" x 6' 4" (1.98m x 1.93m)

## STORAGE

2' 9" x 7' 9" (0.84m x 2.36m)

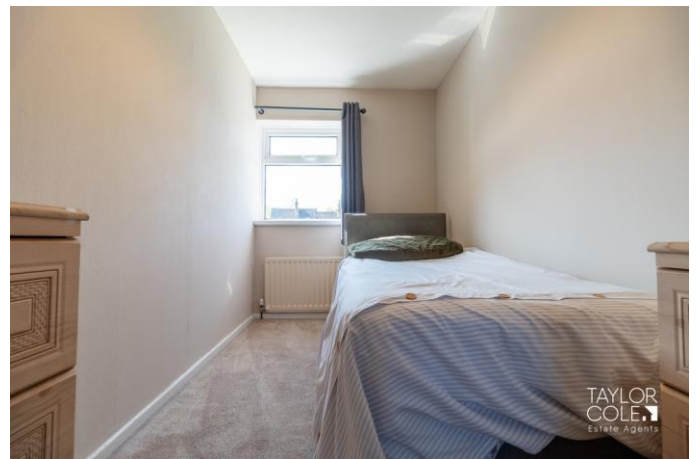
## THE REAR

The rear garden provides a private and enclosed outdoor space, ideal for both relaxation and recreation. A combination of patio and lawn areas offers versatility, whether enjoying outdoor dining or creating a family friendly environment.

The garden is well maintained and bordered for privacy, making it a pleasant extension of the indoor living space and a great setting for enjoying the warmer months.

## 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



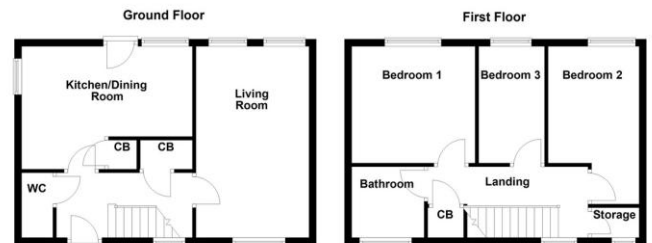
an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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