



Woodhouse Lane  
, Tamworth, , B77 3AE

Offers In Region Of £220,000



# Property Features

- Charming two-bedroom semi-detached home in a popular Tamworth location
- Spacious living room & separate sitting room
- Generous kitchen/dining room with access to the rear garden
- Ideal for first-time buyers or investors
- Two well-proportioned bedrooms
- Large family bathroom on the first floor
- Rear garden with patio area and mature planting
- Enclosed front with attractive brick facade
- Conveniently located close to local shops, schools, and transport links

## Full Description

Located in the heart of Tamworth, this charming two-bedroom semi-detached home offers spacious rooms, character features, and a private rear garden. Ideal for first-time buyers or investors, the property combines traditional appeal with excellent potential for modernisation and personalisation.

### THE FORE

Set back from the street, the property presents a classic brick facade with an enclosed front, offering a welcoming first impression and a hint of the home's character inside.

### GROUND FLOOR

A bright spacious sitting room leads into the central living room, with a feature fireplace and large window allowing plenty of natural light. To the rear, the spacious kitchen/dining room provides ample room for cooking, dining, and entertaining, with access to the rear garden. The layout offers a fantastic opportunity to create an open, social living space.

### SITTING ROOM

12' x 11' 3" (3.66m x 3.43m)

### LIVING ROOM

15' 3" x 11' 9" (4.65m x 3.58m)

### KITCHEN/DINER

18' 9" x 7' 2" (5.72m x 2.18m)

### FIRST FLOOR

Upstairs are two generously sized bedrooms, both well-proportioned and light-filled, alongside a large family bathroom to the rear.



### BEDROOM ONE

12' x 11' 2" (3.66m x 3.4m)

### BEDROOM TWO

12' 3" x 9' (3.73m x 2.74m)

### BATHROOM

11' 8" x 7' 2" (3.56m x 2.18m)

### THE REAR

Outside, the property enjoys a private rear garden, mainly paved and laid to lawn with mature borders and trees. There's plenty of potential to create a relaxing outdoor retreat or an ideal space for entertaining and family gatherings.

### 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.







%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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