TAYLOR COLE
Estate Agent









Hayworth Close

Tamworth, B79 8ER

(0ffers Over) £240,000

Property Features

- Well-presented three-bedroom family home in a popular residential location.
- Spacious living/dining room ideal for family life and entertaining.
- Modern fitted kitchen with ample storage and workspace.
- Conservatory providing extra living space with garden views.
- Three well-proportioned bedrooms and a stylish family bathroom.
- Private rear garden with patio, lawned areas and a summerhouse
- Driveway offering off-road parking plus useful garage store.
- Bright and airy interior with excellent natural light throughout.
- Convenient porch and entrance hallway providing a welcoming feel.
- Close to local schools, shops, and excellent transport links.



Full Description

This attractive and well-maintained family home offers spacious living areas, modern comforts, and a desirable layout, ideal for growing families or first-time buyers. Bright, welcoming, and located in a sought-after residential area, it provides a wonderful balance of practicality and comfort.



THE FORE

At the front, the property benefits from a generous driveway providing off-road parking and access to a useful garage store. The home's neat and modern facade creates a great first impression, set in a quiet residential location close to local amenities and transport links.



GROUND FLOOR

The ground floor features a bright and spacious living/dining room with plenty of natural light, offering a perfect space for family relaxation or entertaining guests. The kitchen is well-fitted with modern units and ample storage, leading through to a lovely conservatory that overlooks the rear garden, ideal for use as a family sitting area or dining space. There is also a welcoming porch and hallway providing access to all ground floor areas.

OPEN PLAN LIVING ROOM/DINING ROOM

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

KITCHEN

15' 4" x 8' 1" (4.67m x 2.46m)



FIRST FLOOR

Upstairs, the first floor offers three well-proportioned bedrooms, including a large main bedroom and two further comfortable rooms, plus a stylish family bathroom. Each room benefits from excellent natural light and a calm, airy atmosphere.

BEDROOM ONE
9' 9" x 8' 9" (2.97m x 2.67m)

BEDROOM TWO
11' x 8' (3.35m x 2.44m)

BEDROOM THREE
7' x 6' 2" (2.13m x 1.88m)

BATHROOM
5' 9" x 5' (1.75m x 1.52m)

THE REAR
To the rear, the garden offers an inviting outdoor space with both patio and lawned areas, perfect for outdoor dining, family activities, or simply relaxing in the sunshine. A practical shed and summerhouse provides additional storage.

CONSERVATORY
10' 6" x 7' 8" (3.2m x 2.34m)

SUMMERHOUSE
9' 4" x 9' 3" (2.84m x 2.82m)

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.

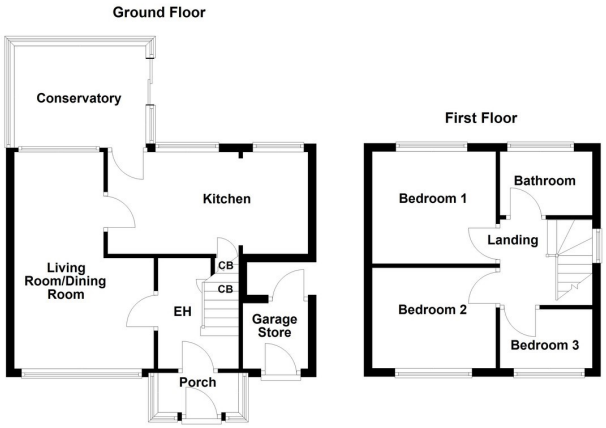


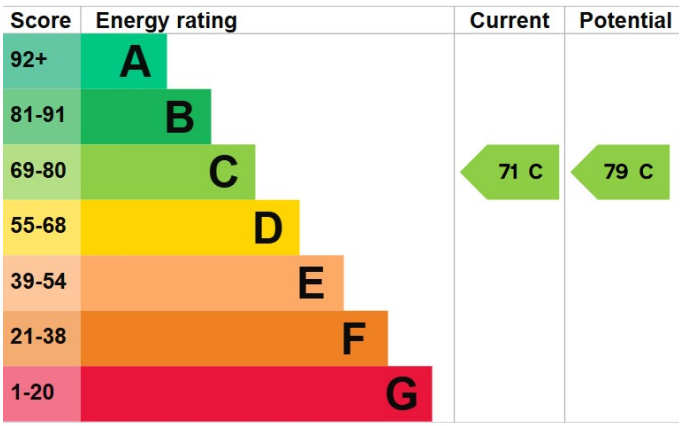












8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
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