



Hospital Street
Tamworth, B79 7EE

£230,000

Property Features

- Spacious Two Bedroom Home
- Spacious and versatile layout
- Two reception rooms
- Well arranged kitchen with side/rear access
- Useful ground floor utility/WC
- Two first floor bedrooms and family bathroom
- Converted loft with option to create a third bedroom subject to planning consent
- Enclosed rear garden with patio and artificial lawn
- Garden shed providing additional storage
- Ideal for families or first time buyers

Full Description

This well presented home offers spacious and versatile accommodation, ideal for modern living. The property provides a practical layout with well proportioned rooms, making it suitable for a range of buyers including families and professionals.

The home combines character with functionality, featuring multiple reception areas and a generous top floor being the loft which has been converted and would make for an excellent bedroom/ additional living accommodation, subject to planning consent.. The overall layout maximises space and natural light, creating a comfortable and inviting living environment throughout.

THE FORE

The property is situated on Hospital Street, a convenient and well established residential location with the benefit of ample street side parking available directly outside. The frontage reflects the traditional style of the home, with a modest and welcoming entrance.

The setting provides easy access to local amenities and transport links, making it a practical choice for day to day living while still offering a sense of community.

GROUND FLOOR

The ground floor comprises a welcoming dining room to the front, leading through to a spacious living room which provides a comfortable central hub of the home. To the rear, the kitchen is well arranged with integrated appliances and direct access to the side/rear making it both practical and convenient for everyday use.

A useful utility/WC is located off the kitchen, adding further practicality, while built in storage and stair access are neatly integrated into the layout. The flow between rooms creates a



functional and sociable ground floor space.

DINING ROOM

11' x 14' 8" (3.35m x 4.47m)

LIVING ROOM

11' x 15' 11" (3.35m x 4.85m)

KITCHEN

6' 5" x 14' (1.96m x 4.27m)

WC/UTIL

6' 4" x 4' 6" (1.93m x 1.37m)

FIRST FLOOR

The first floor offers two well proportioned bedrooms, both benefiting from good natural light and flexible use as sleeping accommodation, guest rooms, or home office space. The layout is centred around a landing with additional storage.

A family bathroom is also located on this floor, fitted with an essential bath and shower, serving both bedrooms. The arrangement is ideal for family living, providing separation between living and sleeping areas.



BEDROOM TWO

11' 1" x 12' (3.38m x 3.66m)

BEDROOM THREE

7' 9" x 11' 9" (2.36m x 3.58m)

BATHROOM

6' 4" x 13' 9" (1.93m x 4.19m)

LOFT CONVERSION

11' 1" x 18' 0" (3.38m x 5.49m)

The second floor is dedicated to the loft conversion, currently used as a bedroom. Accessed by a staircase from the first floor. This space offers a generous and private retreat, set apart from the rest of the home, usage subject to planning consent.

The room is well proportioned with useful built in storage and has the flexibility to accommodate a range of furniture layouts. Its position on the top floor enhances privacy.



THE REAR

To the rear, the garden is accessed via a separate gated entrance from a shared rear area. The space is thoughtfully arranged with a combination of patio and artificial lawn,



providing a low maintenance yet attractive outdoor setting. The garden also benefits from a useful storage shed and offers ample space for outdoor furniture, making it well suited for both relaxation and entertaining.

ANTI MONEY LAUNDERING

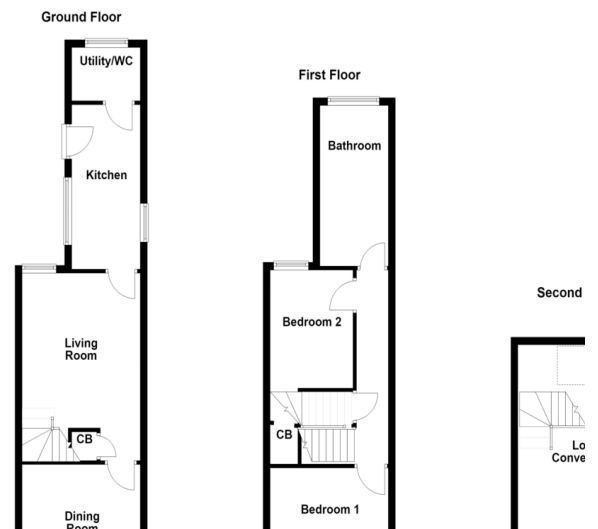
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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