



Hayworth Close
Tamworth, B79 8ER

(Offers Over) £240,000

Property Features

- Extended three bedroom family home offering spacious and versatile living accommodation
- Large living room with French doors providing ample natural light
- Modern, fully fitted kitchen with separate utility room for added convenience
- Impressive workshop space currently set up as a high-spec home gym
- Stylish family bathroom with both bath and overhead shower
- All three bedrooms are generously sized with built-in storage in Bedroom 2
- Well maintained rear garden with lawn, patio area and additional outbuildings
- Driveway to the front offering off road parking
- Quiet and friendly residential location close to local amenities and schools
- Ideal for families or those working from home needing multifunctional space



Full Description

This spacious and versatile three bedroom family home offers modern living across two floors, featuring a generously extended ground floor with a unique workshop space, stylish interiors throughout, and a well maintained garden ideal for outdoor enjoyment. Perfectly suited for families or those seeking flexible living and work from home space, this property combines practicality with contemporary design.

THE FORE

The front of the property showcases a tidy and attractive façade with a well kept driveway offering off road parking. The home is situated in a pleasant residential area with similar style properties, creating a welcoming curb appeal.

GROUND FLOOR

Upon entering, you are welcomed into a bright entrance hall with access to a convenient storage room and the main staircase. The spacious living room features large windows and French doors that flood the area with natural light. The kitchen is modern and well equipped, seamlessly connected to the utility area and the large, purpose converted workshop currently used as a professional home gym. The layout allows for flexible use of space depending on lifestyle needs.

LIVING ROOM

15' 3" x 10' 8" (4.65m x 3.25m)

KITCHEN

11' 5" x 9' 7" (3.48m x 2.92m)

UTILITY ROOM

6' 4" x 7' 6" (1.93m x 2.29m)

WORKSHOP



7' 3" x 13' 7" (2.21m x 4.14m)

FIRST FLOOR

The first floor comprises three good sized bedrooms. Bedroom 1 and Bedroom 3 overlook the rear of the house, while Bedroom 2, which includes a built in storage space, is positioned at the front. The family bathroom is modern and tastefully finished, offering both a bath and shower facility.

BEDROOM ONE

9' 7" x 10' 9" (2.92m x 3.28m)

BEDROOM TWO

8' 4" x 11' 2" (2.54m x 3.4m)

BEDROOM THREE

6' 9" x 10' 9" (2.06m x 3.28m)

BATHROOM

5' 5" x 8' 5" (1.65m x 2.57m)

THE REAR

To the rear of the property is a generous garden with a mix of lawn and patio areas, perfect for entertaining, children's play, or simply relaxing. Outbuildings provide additional storage options, and the garden enjoys a good level of privacy with well maintained fencing and established greenery.

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.

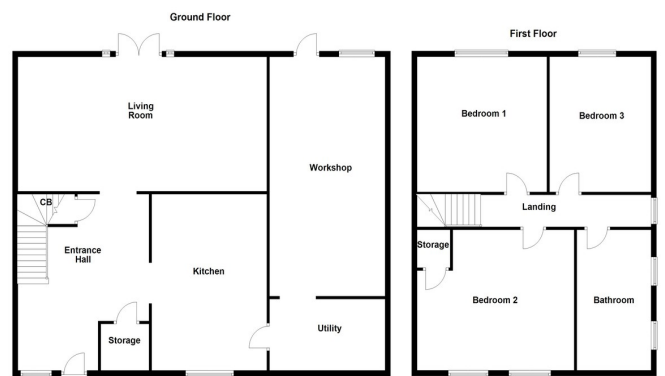
TENURE

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 | 73 C | |
| 55-68 | 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