



Arnold Close,  
Tamworth, B79 8DA

Offers in the Region Of £190,000

# Tamworth

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This surprisingly spacious three bedroom terraced home is situated on Arnold Close in Tamworth. A delightful location near Wigginton Park, which is a highly rated park ideal for families, children, and dog walkers alike.

Approached via an attractive front garden with stepping stones leading to the front door, as well as a shared side access on the right, the internal accommodation at 18 Arnold Close is bound to impress. You are greeted with a bright welcoming hallway, leading into a spacious lounge/diner which spreads the length of the property.

This living area provides a fantastic space for family entertainment, with dual aspect windows and a feature gas fireplace.

To the rear of the property is a well-kept kitchen with a fitted breakfast bar, attractive lighting, under-stair storage/pantry, and access out to a charming garden.

The entire ground floor of this home features attractive, low maintenance, newly fitted flooring.

Upstairs off the landing are three generous size bedrooms, all with some form of fitted storage/wardrobe space. There is a modern shower room with a large walk-in shower and wash hand basin, plus a separate W.C. This home also has a loft space with an easy-to-access fold down ladder, leading to a loft with lighting and boarding for storage. The first floor also features newly fitted carpets throughout.

Outside is a charming rear garden with a large social patio area and steps down to a lawn with fenced enclosure, plus a secure gate to the shared side access. This garden also features a useful external store room with full power, providing fantastic storage space with versatile usage.



## Property Specification

Spacious Three Bedroom Home  
Close to Wigginton Park and Popular Amenities and  
Transport Links  
Large Lounge/Diner  
Kitchen with Breakfast Bar  
Welcoming Hallway

### Hall

6' 6" x 6' 6" (1.99m x 1.97m)

### Lounge/Diner

20' 8" x 11' 5" (6.30m x 3.47m)

### Kitchen

10' 11" x 6' 5" (3.32m x 1.95m)

### External Store

9' 11" x 4' 11" (3.03m x 1.51m)

### Bedroom One

12' 5" x 10' 4" (3.78m x 3.16m)

### Bedroom Two

11' 6" x 10' 0" (3.51m x 3.04m)

### Bedroom Three

9' 5" x 7' 5" (2.87m x 2.27m)

### Shower Room

5' 7" x 4' 9" (1.70m x 1.44m)

### W.C.

5' 7" x 2' 4" (1.70m x 0.71m)



### Agent's Note:

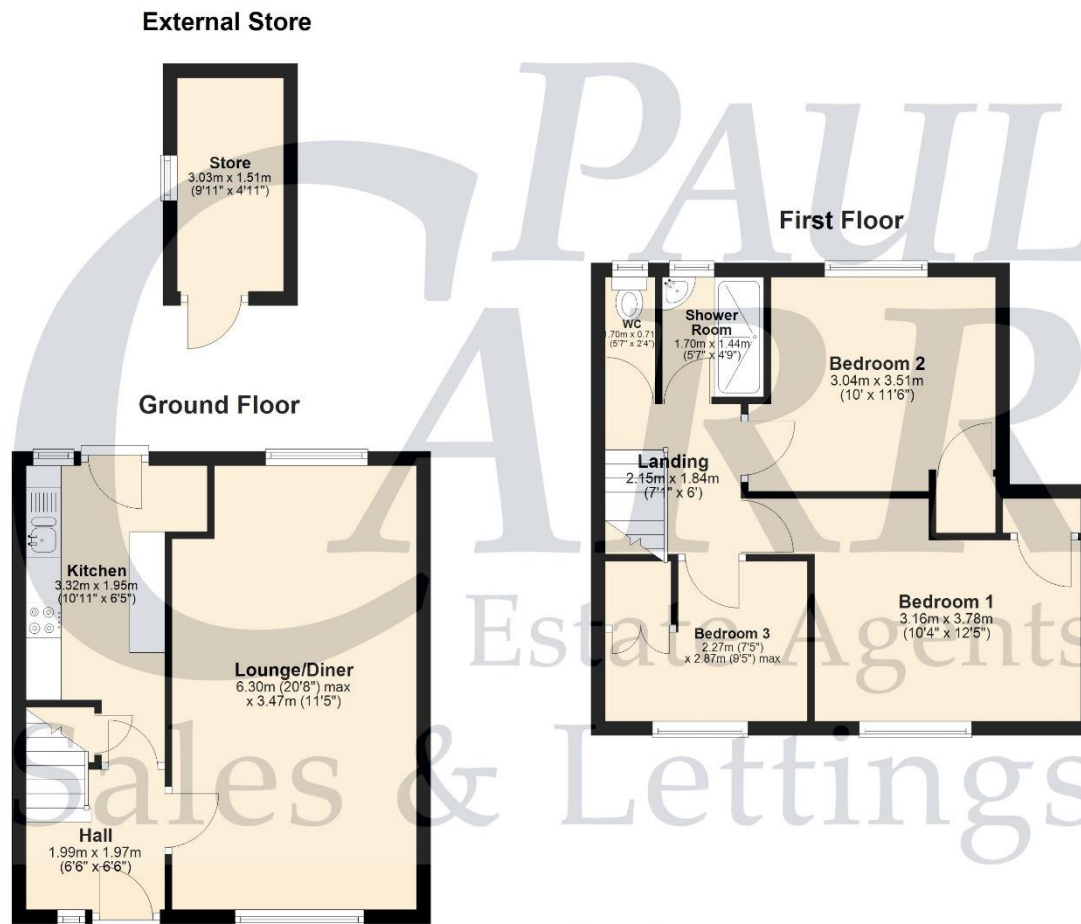
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: TBC

### Viewer's Note:

Services connected: Gas/electric/water/drainage  
Council tax band: A  
Tenure: Freehold  
Loft insulated & boarded with ladders and a light

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             | 63 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

