



Sorrel  
Tamworth, B77 4HB

£185,000



# Property Features

- Beautifully presented mid terrace home in a popular residential area
- Open plan living and dining room with plenty of natural light
- Modern fitted kitchen with integrated appliances
- Three well proportioned bedrooms
- Stylish family bathroom and separate downstairs WC
- Contemporary decor and attractive flooring throughout
- Private rear garden with lawn and patio area
- Useful storage cupboards on both floors
- Ideal for first time buyers, young families or investors
- Convenient location close to local schools, shops and transport links

## Full Description

This beautifully presented mid terrace home offers modern living spaces, tasteful decor and a practical layout ideal for first time buyers, small families or those seeking a well connected home in a popular residential area. The property features an open plan living and dining area, a stylish kitchen, three bedrooms and a contemporary bathroom, along with a private rear garden and ample storage throughout.

### THE FORE

The property sits behind a neat lawn with a low boundary fence and a pathway leading to the entrance door. The brick frontage creates an attractive and well maintained exterior that complements the surrounding homes on this quiet residential street.

### GROUND FLOOR

The welcoming entrance hall provides access to the downstairs cloakroom with a two piece suite and leads into the bright open plan living and dining room. This spacious area features attractive flooring, neutral decor and a large front facing window allowing for plenty of natural light. The dining space opens conveniently into the kitchen, creating a sociable flow through the ground floor. The modern kitchen is fitted with a range of contemporary units, contrasting work surfaces and integrated appliances, with a window overlooking the rear garden and a door from the dining area providing direct outdoor access.

### OPEN LOUNGE/DINING ROOM

21' x 12' (6.4m x 3.66m)

### KITCHEN

10' x 8' 1" (3.05m x 2.46m)





## WC

6' x 2' (1.83m x 0.61m)

## FIRST FLOOR

The landing leads to three well proportioned bedrooms, all presented to a high standard. The main bedroom and second bedroom are generously sized, the third bedroom is ideal for children, guests or home working. The family bathroom is beautifully styled with a modern suite including a panelled bath with a shower over, wash basin and low level WC, all finished with stylish wall tiles and chrome fittings.

## BEDROOM ONE

12' x 11' (3.66m x 3.35m)

## BEDROOM TWO

12' x 10' (3.66m x 3.05m)

## BEDROOM THREE

10' x 8' 1" (3.05m x 2.46m)

## BATHROOM

7' 1" x 5' (2.16m x 1.52m)

## THE REAR

The rear garden offers an excellent outdoor space with a paved patio area perfect for seating and outdoor dining, leading onto a lawn bordered by fencing for privacy. The garden provides a pleasant and low maintenance environment ideal for families and entertaining, with gated rear access adding convenience.

## 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.

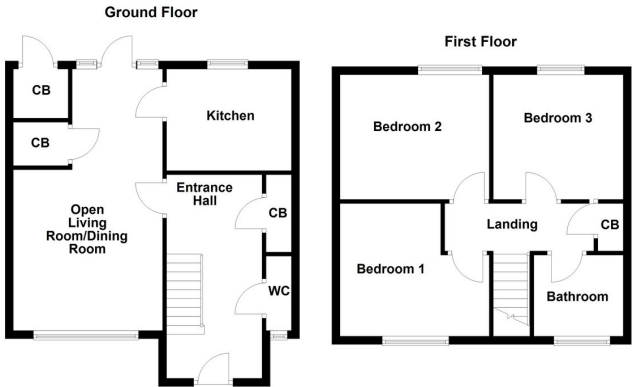
## TENURE

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		
69-80	C	73 C	78 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