



Brookweed
Tamworth, B77 4EB

£215,000

Property Features

- Two bedroom semi-detached home
- Generous living room with bay window
- Kitchen with fitted appliances and worktops
- Large conservatory
- Extensive fitted storage to Bedroom One
- Bedroom Two can be used as a home office or children's room
- Modern bathroom
- Private rear garden with both patio and lawn
- Close to local amenities, transport links and schools
- Freehold

Full Description

This attractive two bedroom semi-detached home offers a well-balanced layout, with generous living accommodation complemented by a particularly spacious conservatory and an appealing rear garden. The property provides a comfortable combination of traditional room proportions and useful additional living space, making it well suited to first-time buyers, couples or those looking to downsize without compromising on everyday practicality.

A welcoming living room, separate kitchen and substantial conservatory occupy the ground floor, while upstairs are two bedrooms and the family bathroom. Bedroom One is particularly noteworthy for its excellent fitted storage, while externally the property benefits from driveway parking to the front and an enclosed garden to the rear.

THE FORE

The property is approached via a generous driveway providing useful off-road parking and leading directly towards the front entrance. A lawned front garden sits alongside, bordered by established hedging which adds greenery and definition to the frontage.

The traditional brick exterior and attractive bay window create a pleasant first impression, with the bay also allowing additional natural light into the living room.

GROUND FLOOR

Entering into the property, the hallway provides access to the principal ground floor rooms and the staircase rising to the first floor. To the front is a generously proportioned living room, with its wide bay window creating a bright and inviting setting. There is ample space for a comfortable arrangement of sofas and additional furniture, while the feature fireplace provides a natural focal point.

The kitchen sits towards the rear and is fitted with a range of storage units and work surfaces, with plenty of scope for



everyday cooking and preparation. From here, the accommodation flows into the impressive conservatory, which is a real highlight of the home. Significantly larger than a typical conservatory, this bright and versatile space offers excellent potential as a dining room, second sitting room or entertaining area. Its extensive glazing provides plenty of natural light and creates a strong connection with the garden beyond.

LIVING ROOM

10' 7" x 11' 7" (3.23m x 3.53m)

KITCHEN

8' 7" x 11' 7" (2.62m x 3.53m)

CONSERVATORY

10' 9" x 11' 7" (3.28m x 3.53m)

FIRST FLOOR

The first-floor landing leads to two well-proportioned bedrooms and the family bathroom. Bedroom One is a particularly generous room and benefits from an excellent amount of fitted storage, with three separate built-in wardrobes extending across one side of the room. This provides considerable storage while allowing the main floor area to remain uncluttered and versatile.

Bedroom Two provides further comfortable accommodation and could equally lend itself to use as a guest bedroom, child's room or home office if required. Completing the first floor is the bathroom, fitted with a modern suite including a walk-in shower enclosure.

BEDROOM ONE

11' x 9' (3.35m x 2.74m)

BEDROOM TWO

5' 8" x 8' 9" (1.73m x 2.67m)

BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

THE REAR

The rear garden offers a pleasant combination of paved seating areas and lawn, creating clearly defined spaces for relaxing, entertaining and enjoying the warmer months. Directly adjoining the conservatory is a substantial patio, providing an ideal setting for outdoor furniture and making the transition between the conservatory and garden particularly convenient.



Beyond the patio is a lawned section surrounded by established boundaries, with additional raised planting areas adding interest to the outdoor space. The garden is enclosed and offers a manageable balance of lawn and hard landscaping, complementing the generous conservatory and creating an enjoyable extension of the home's living space. A large gate separates the front drive and the back garden, allowing for vehicle access to the side of the building.

ANTI MONEY LAUNDERING

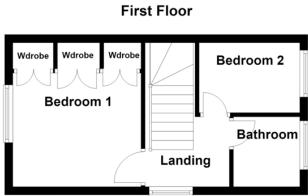
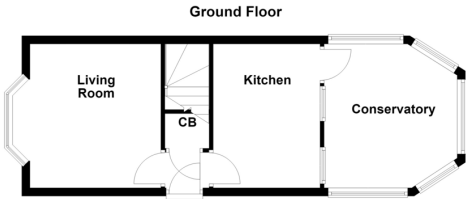
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		86 B
69-80	C		
55-68	D	63 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