



Clematis  
, Tamworth, , B77 4EE

£265,000

# Property Features

- Spacious semi-detached family home
- Large open-plan living/dining/kitchen area
- Bright conservatory overlooking the garden
- Three well-proportioned bedrooms
- Modern fitted kitchen with contemporary units
- Modern first floor family bathroom
- Converted garage space used as office space/downstairs shower room
- Generous block-paved driveway for multiple vehicles
- Private enclosed rear garden with patio and lawn
- Ideal property for growing families and entertaining

## Full Description

Situated within a popular residential location, this spacious semi-detached family home offers versatile living accommodation throughout and is ideally suited to growing families seeking both indoor and outdoor space. The property has been thoughtfully extended and improved to create a superb open-plan living environment, complemented by well-proportioned bedrooms and modern décor throughout.

The home benefits from a large driveway providing ample off-road parking, a converted garage space currently used as office space and a ground floor shower room, and a generous rear garden ideal for family living and entertaining. With a bright conservatory, stylish kitchen, and flexible layout, this property is ready for immediate occupation.

### THE FORE

The property enjoys excellent kerb appeal with a wide block-paved driveway providing substantial off-road parking for multiple vehicles. The attractive brick-built exterior is complemented by a neatly maintained frontage and access to the side of the property leading toward the rear garden. Positioned within a well-established residential area, the home occupies a pleasant setting while offering practicality for modern family life.

### GROUND FLOOR

The ground floor offers impressive open-plan living accommodation, combining the living room, dining area, and kitchen into one spacious and sociable environment. Large windows and patio doors allow plenty of natural light to flow through the space, creating a bright and welcoming atmosphere ideal for both everyday living and entertaining guests.

To the rear, the conservatory provides an additional reception area overlooking the garden and offers flexible use as a family room, playroom, or relaxing sitting area. The modern fitted kitchen features contemporary units and



generous worktop space, while a separate office/storage room and ground floor shower room add further practicality and versatility to the home.

#### OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN

17' 9" x 23' 7" (5.41m x 7.19m)

#### CONSERVATORY

18' 1" x 9' 9" (5.51m x 2.97m)

#### SHOWER ROOM

4' 4" x 7' 5" (1.32m x 2.26m)

#### OFFICE/STORAGE

7' 2" x 8' 7" (2.18m x 2.62m)

#### FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, all presented to a good standard and suitable for a range of family needs. The principal bedroom offers generous floor space alongside fitted storage potential, while the additional bedrooms provide excellent accommodation for children, guests, or home working.

Completing the first floor is a modern family bathroom fitted with a contemporary suite including bath with shower over, wash basin, and WC. The landing also benefits from built-in storage, enhancing the practicality of the accommodation.

#### BEDROOM ONE

8' 8" x 15' 1" (2.64m x 4.6m)

#### BEDROOM TWO

7' 6" x 8' 7" (2.29m x 2.62m)

#### BEDROOM THREE

9' 1" x 8' 5" (2.77m x 2.57m)

#### BATHROOM

6' 3" x 7' 5" (1.91m x 2.26m)

#### THE REAR

The enclosed rear garden has been designed with family enjoyment in mind, featuring a combination of patio, decking, and lawned areas suitable for children's play, outdoor dining, and entertaining. The garden enjoys a good degree of privacy with fenced boundaries and mature greenery surrounding the space.

A raised seating area and outdoor storage further enhance the usability of the garden, while the conservatory creates a



seamless connection between indoor and outdoor living. The rear aspect complements the spacious accommodation perfectly and provides an excellent setting for relaxing during warmer months.

#### ANTI MONEY LAUNDERING

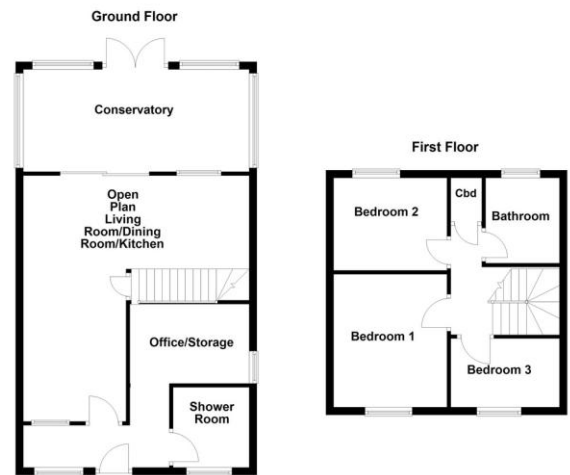
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		94 A
81-91	B	85 B	
69-80	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