



Watling Street

Two Gates, Tamworth, B77 5AL

Offers In Region Of £150,000

# Property Features

- Characterful one bedroom cottage
- Spacious open plan living room with feature exposed beams
- Modern fitted kitchen with ample storage and workspace
- Generous double bedroom with built in storage
- Large four piece bathroom suite with separate shower
- Private enclosed rear garden
- Well presented throughout with a blend of character and modern finishes
- Ideal first time purchase
- Convenient access to local amenities and transport links
- Council tax band A



## Full Description

This charming one bedroom cottage offers deceptively spacious accommodation and an abundance of character throughout. Combining traditional features with modern conveniences, the property presents an excellent opportunity for first time buyers, or downsizers seeking a home that stands apart from more conventional properties. Well maintained and attractively presented, the accommodation is arranged over two floors and benefits from generous room proportions, a modern kitchen, a spacious bathroom and a private rear garden. The property's distinctive character, coupled with its practical layout, creates a warm and inviting home ready for immediate occupation.

### THE FORE

The property enjoys an attractive appearance with traditional styling and a distinctive entrance that enhances its kerb appeal. The corner position provides a greater sense of openness than many similar homes while allowing natural light to enter from multiple aspects.

The front elevation creates an inviting first impression, with the property's character evident from the outset. Access is gained via the front entrance door, leading directly into the principal living accommodation.

### GROUND FLOOR

The ground floor is centred around a spacious open plan living room which immediately showcases the property's charm and individuality. Character features including exposed ceiling beams create a warm and welcoming atmosphere, while generous proportions provide ample space for both living and dining furniture. Natural light floods the room through multiple windows, enhancing the feeling of space and comfort.

To the rear, the modern fitted kitchen has been thoughtfully



designed to maximise both storage and functionality. Fitted with a range of contemporary wall and base units, the kitchen provides ample preparation space and room for appliances, creating a practical environment for everyday cooking while maintaining the property's appealing blend of character and modern style.

#### LIVING ROOM

13' 4" x 12' 5" (4.06m x 3.78m)

#### KITCHEN

9' 6" x 7' 9" (2.9m x 2.36m)

#### FIRST FLOOR

The first floor accommodation comprises a particularly generous double bedroom and an impressive family bathroom. The bedroom benefits from excellent proportions and characterful features, providing ample space for freestanding furniture while retaining a comfortable and relaxing atmosphere. Built in storage further enhances practicality and helps maximise the available living space. The bathroom is exceptionally spacious and fitted with a contemporary four piece suite comprising a bath, separate shower enclosure, wash hand basin and WC. Finished in a modern style, the room offers a luxurious feel rarely found in properties of this size and provides both comfort and convenience for everyday living.

#### BEDROOM ONE

10' 6" x 12' 6" (3.2m x 3.81m)

#### BATHROOM

7' 9" x 9' 7" (2.36m x 2.92m)

#### THE REAR

The enclosed rear garden provides a private outdoor retreat and a valuable extension of the living accommodation during the warmer months. Designed to be both practical and easy to maintain, the garden offers a pleasant setting for outdoor dining, entertaining or simply relaxing in the sunshine. A combination of lawn and seating areas creates versatile outdoor space suitable for a variety of uses, while secure boundaries provide privacy and peace of mind. The garden's manageable size makes it ideal for those seeking outdoor space without the burden of extensive maintenance, perfectly complementing the character and charm of the home.

#### ANTI MONEY LAUNDERING



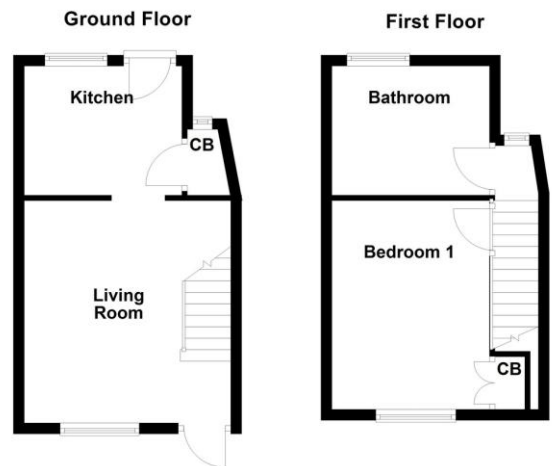
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		80 C
55-68	D		
39-54	E		
21-38	F	34 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