

12 Lagonda, Tamworth, B77 2RY

£290,000

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james kidd



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2
EPC Rating: D
Council Tax Band: B

A beautifully renovated three-bedroom home, ideal for first time buyers - Welcome to 12 Lagonda.

Situated within a quiet cul-de-sac just off Leyland Road in Glascote, Tamworth, this beautifully renovated three-bedroom home is an excellent choice for first-time buyers. The property enjoys a convenient location, with a range of popular amenities, local schools and transport links all within easy reach.

Approached via an attractive frontage at the end of the cul-de-sac, this home makes a fantastic first impression. The paved driveway, well-presented front garden, and newly installed windows and external doors highlight the improvements made throughout, creating an inviting and well-maintained exterior.

Stepping inside, you are welcomed by a bright entrance porch leading into a spacious hallway, complete with useful understairs storage. From here, the generously sized living room offers a comfortable and inviting space to relax, featuring a charming fireplace, large windows and French doors opening directly onto an attractive decking area in the rear garden.

To the rear, the stunning modern kitchen boasts a stylish finish and a range of fitted appliances, including an integrated washing machine, full-sized dishwasher, oven and fridge-freezer. Adjoining the kitchen is a spacious second reception room, offering excellent versatility as a formal dining room, additional living space or home office, with further potential to create an open-plan layout if desired.

Upstairs, the landing provides access to three generously proportioned bedrooms, complemented by a fully modernised family bathroom finished in a contemporary style.

Externally, the peaceful rear garden offers an ideal setting for relaxing and entertaining, with a combination of patio and lawn areas, alongside a raised decking area accessed directly from the living room. The garden is enclosed by fencing and benefits from secure gated side access. Further enhancing the property's appeal is an unusually spacious garage, providing excellent additional storage or potential for a variety of uses.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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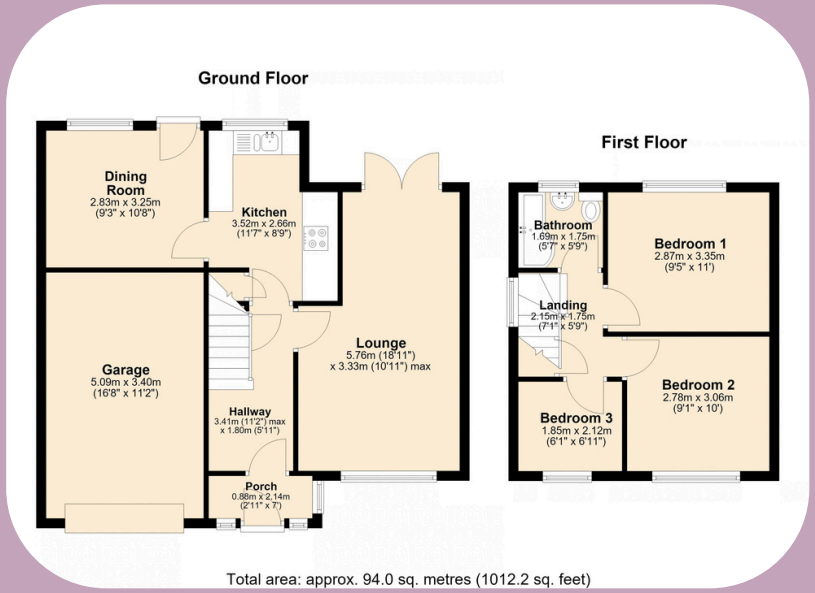












Total area: approx. 94.0 sq. metres (1012.2 sq. feet)























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