TAYLOR COLE
Estate Agent









Anchor Close

Tamworth, B77 3EL

Offers In Region Of £280,000

Property Features

- Beautifully presented three-bedroom semi-detached home
- Generous open-plan living and dining room
- Attractive bay window and French doors to the garden
- Well-appointed fitted kitchen
- Two double bedrooms with fitted wardrobes
- Contemporary family bathroom
- Versatile loft room with potential for alternative uses
- Substantial and beautifully maintained rear garden
- Attractive detached summerhouse
- Detached garage and extensive block-paved driveway









Full Description

This beautifully presented three-bedroom semi-detached home offers generous living accommodation, a substantial rear garden and an impressive selection of additional spaces, making it an excellent choice for families. The property combines comfortable everyday living with a versatile layout, complemented by tasteful interiors and an abundance of natural light throughout.

Further enhancing the appeal of this home is a spacious loft room, currently utilised for storage but offering potential for alternative uses, such as a craft room or study, subject to any necessary approvals. A detached garage, generous driveway and attractive summerhouse provide further practicality and flexibility.

THE FORE

The property enjoys an attractive frontage, featuring a substantial block-paved driveway providing off-road parking for multiple vehicles. A neatly maintained lawn sits alongside the driveway, complemented by established shrubbery and decorative borders that create a welcoming first impression.

The driveway extends along the side of the property towards the detached garage, offering additional parking and storage opportunities. The traditional bay-fronted design and well-maintained exterior give the home plenty of kerb appeal.

GROUND FLOOR

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor accommodation, with a useful storage cupboard and staircase leading to the first floor. The generously proportioned open-plan living and dining room forms the heart of the home, featuring a bay window to the front and French doors overlooking the rear garden. The room comfortably accommodates both lounge and dining furniture, creating a wonderful environment for relaxing and entertaining.

The separate kitchen is attractively appointed with a range of fitted wall and base units, complementary work surfaces and integrated cooking appliances. Windows to the rear and side allow plenty of natural light to enter, whilst an external door provides convenient

access to the outside of the property.

OPEN PLAN LIVING ROOM/DINING ROOM
13' 6" x 19' 5" (4.11m x 5.92m)

KITCHEN
11' 9" x 8' 8" (3.58m x 2.64m)

FIRST FLOOR
The first floor comprises three well-proportioned bedrooms, each offering its own individual character. The principal bedroom is particularly spacious and beautifully decorated, benefiting from fitted wardrobes with mirrored sliding doors. The second bedroom is another generous double, also featuring fitted wardrobes and ample space for additional furnishings.

The third bedroom provides a versatile space suitable for a child's bedroom, guest accommodation or home office. Completing the first floor is a contemporary family bathroom, featuring a fitted bath, WC and vanity wash basin, complemented by modern tiling and contrasting finishes.

BEDROOM ONE
11' 3" x 11' 6" (3.43m x 3.51m)

BEDROOM TWO
10' 6" x 7' 7" (3.2m x 2.31m)

BEDROOM THREE
6' 6" x 10' (1.98m x 3.05m)

BATHROOM
9' 6" x 5' 5" (2.9m x 1.65m)

SECOND FLOOR
A particularly appealing addition to the property is the spacious loft room, currently utilised for storage. Featuring exposed timber beams and carpeted flooring, the space offers character alongside a generous amount of usable floor area.

Whilst currently arranged as a storage room, it offers exciting potential to serve as a dedicated craft room, study or hobby space, subject to any necessary approvals. Additional storage areas further enhance its practicality without compromising the accommodation on the floors below.

LOFT
8' 2" x 22' 3" (2.49m x 6.78m)

THE REAR
The property boasts a substantial and beautifully maintained rear garden, predominantly laid to lawn and enclosed by fencing. A









paved area immediately adjoining the house provides an ideal setting for outdoor dining and entertaining, whilst the generous lawn offers plenty of space for families to enjoy throughout the warmer months.

Positioned towards the far end of the garden is an attractive detached summerhouse, featuring glazed double doors and windows that create a bright and inviting additional space. Whether enjoyed as a garden retreat or hobby area, it is a wonderful addition to the property. The detached garage further complements the outdoor accommodation, providing valuable storage and parking facilities.



SUMMERHOUSE
12' 3" x 9' 6" (3.73m x 2.9m)

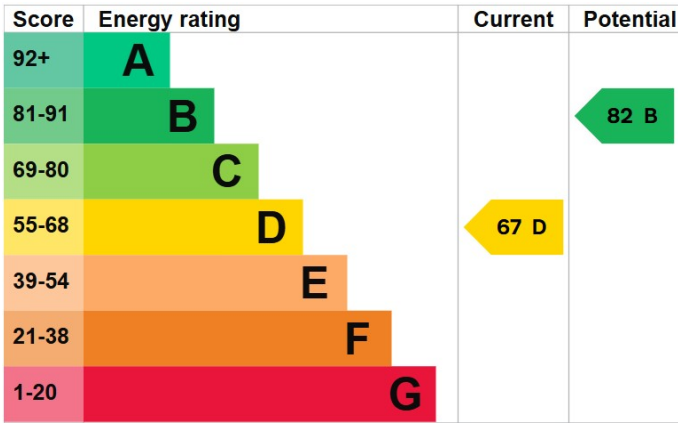
GARAGE
8' 2" x 16' 6" (2.49m x 5.03m)

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.





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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