







Orton Road

Warton, Tamworth, B79 0HX

£270,000

Property Features

- Three Bedroom Semi-Detached Family Home
- Exceptionally Large Attached Garage Extending Beyond the Depth of the House
- Generous Driveway Providing Ample Off-Road Parking
- Spacious Living Room with Feature Fireplace
- Practical Kitchen/Diner with Space for Dining Furniture
- Two Well-Proportioned Double Bedrooms
- Versatile Third Bedroom, Ideal for a Nursery or Home Office
- Generous Rear Garden with Lawn, Patio and Established Planting
- Extensive Garage Space Ideal for Storage, Hobbies or Workshop Use
- Excellent Opportunity to Modernise and Personalise to Individual Taste









Full Description

This attractive three bedroom semi-detached home offers a wonderful opportunity for buyers seeking a spacious and versatile property, complete with an exceptionally large attached garage and a delightful rear garden. With well-proportioned accommodation arranged over two floors, the property provides an excellent balance of comfortable living spaces, practical features and exciting potential for personalisation.

One of the home's most impressive selling points is undoubtedly the substantial garage, which extends beyond the full depth of the house, offering an extraordinary amount of space for vehicles, storage, hobbies or workshop use. Complemented by a generous driveway, a separate living room, a kitchen/diner and three bedrooms, this is a home with plenty to offer families, first-time buyers and those looking for additional space.

THE FORE

The property enjoys an attractive position, set back from the road behind an established front garden with mature shrubs and greenery. Its traditional brick exterior creates a welcoming first impression, while the generous frontage provides a pleasant sense of openness. A covered entrance porch adds practicality and character, providing a useful transition into the main accommodation.

A particularly appealing feature is the extensive driveway, offering ample off-road parking and leading directly to the impressive attached garage. The combination of generous parking facilities, established landscaping and the substantial garage makes the frontage especially attractive to buyers with multiple vehicles or those requiring additional storage and working space.

GROUND FLOOR

Entering through the porch, you are welcomed into a central hallway providing access to the main living accommodation and staircase to the first floor. The living room is a generously proportioned reception space, enjoying plenty of natural light through two windows overlooking the rear garden. With ample room for a variety of furniture arrangements, the room offers a

comfortable setting for relaxing and entertaining. A feature fireplace provides an attractive focal point, while the room's proportions allow buyers to create a welcoming family living environment.

The kitchen/diner is positioned towards the front of the property and offers a practical combination of cooking and dining space. Fitted with a range of wall and base units, work surfaces and space for appliances, the kitchen provides everything needed for everyday use, with room for a dining table. Its layout also presents an opportunity for buyers wishing to modernise and personalise the space to their own tastes. Additional built-in storage cupboards on the ground floor further enhance the practicality of the accommodation.

LIVING ROOM
15' 9" x 11' 6" (4.8m x 3.51m)

KITCHEN DINER
9' 5" x 12' 7" (2.87m x 3.84m)

FIRST FLOOR
Ascending to the first floor, the landing provides access to three bedrooms, the family bathroom and additional built-in storage. Bedroom one is a particularly generous double bedroom, offering ample space for a large bed and accompanying furniture. Benefiting from a window overlooking the rear of the property, this room provides a comfortable and inviting principal bedroom, with excellent potential to be styled to suit individual preferences.

Bedroom two is another well-proportioned double bedroom, offering flexibility for family members or guests, while bedroom three provides an ideal space for a child's bedroom, nursery or dedicated home office. The family bathroom is fitted with a bath, wash basin and WC, with a window providing natural light. The first floor offers a practical arrangement of rooms, making the property well suited to a variety of household requirements.

BEDROOM ONE
9' 5" x 11' 9" (2.87m x 3.58m)

BEDROOM TWO
9' 5" x 10' 7" (2.87m x 3.23m)

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

BATHROOM
5' 8" x 5' 6" (1.73m x 1.68m)

THE REAR
The rear garden is another attractive feature of this home, offering a generous outdoor space with an appealing









combination of lawn, paved areas and established planting. A substantial patio provides an ideal setting for outdoor furniture, summer dining and entertaining, while the lawn creates a pleasant open area for families to enjoy. Mature trees, shrubs and colourful planting contribute to the garden's character, creating an established and inviting outdoor environment.

Running alongside the property is the exceptionally large attached garage, which extends considerably beyond the depth of the main house. This remarkable space offers far more than a conventional single garage, with extensive room for vehicle storage, tools, equipment and workshop activities. With access from the driveway and an additional side access door, it is an outstanding practical feature that significantly enhances the versatility of the property. The combination of this substantial garage and the generous rear garden makes the home particularly appealing to buyers who value both indoor and outdoor space.

GARAGE

8' x 32' 4" (2.44m x 9.86m)

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.

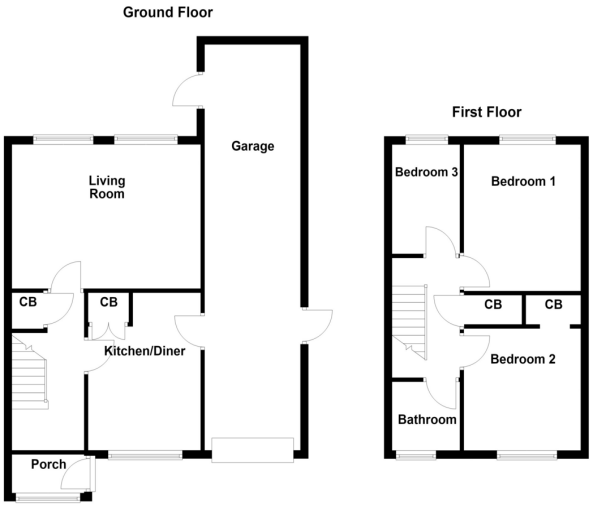
TENURE

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.





8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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