



Moor Lane

Bolehall, Tamworth, , B77 3LP

£260,000

Property Features

- Spacious three-bedroom family home with versatile living accommodation.
- Convenient ground floor bathroom and separate utility room.
- Situated directly opposite the beautiful Warwickshire Moor Nature Reserve.
- Conservatory offering additional living space overlooking the garden.
- Large driveway providing ample off-road parking.
- Three well proportioned bedrooms and a family bathroom on the first floor
- Bright living room with bay window allowing plenty of natural light.
- Private rear garden with lawn and patio areas, perfect for outdoor dining and relaxation.
- Modern open plan kitchen and dining area, ideal for family life and entertaining.
- Well connected location close to schools, shops, and transport links.

Full Description

NEW HOMES SCHEME GUIDE PRICE OF £260,000 - £280,000.

This delightful family home offers a spacious and versatile layout, with bright and airy rooms throughout. Well presented and ideally located, it combines comfort and convenience, making it a perfect choice for families looking for a welcoming home with easy access to nature and local amenities.

THE FORE

At the front, the property benefits from a generous driveway providing ample parking, while its position directly opposite the Warwickshire Moor Nature Reserve offers wonderful views and a rare opportunity to enjoy natural surroundings right on your doorstep.

GROUND FLOOR

The ground floor features a spacious living room with a large bay window allowing plenty of natural light, and a modern open plan kitchen and dining area ideal for family meals and entertaining. There is also a utility room and a convenient ground floor bathroom. To the rear, a bright conservatory provides additional living space and a perfect spot to enjoy views of the garden.

LIVING ROOM

13' 7" x 14' 4" (4.14m x 4.37m)

OPEN PLAN KITCHEN/DINING ROOM

KITCHEN

7' 8" x 10' 8" (2.34m x 3.25m)

DINING AREA



7' 9" x 8' 6" (2.36m x 2.59m)

DOWNSTAIRS BATHROOM

5' 4" x 4' 8" (1.63m x 1.42m)

UTILITY/PANTRY

5' 5" x 6' (1.65m x 1.83m)

CONSERVATORY

9' x 10' (2.74m x 3.05m)

FIRST FLOOR

Upstairs, the first floor offers three well proportioned bedrooms, including a generous master bedroom, as well as a family bathroom and storage cupboard off the landing. Each room is filled with natural light, creating a calm and welcoming feel.

BEDROOM ONE

8' x 14' 3" (2.44m x 4.34m)

BEDROOM TWO

8' 6" x 9' 9" (2.59m x 2.97m)

BEDROOM THREE

9' 9" x 5' 5" (2.97m x 1.65m)

BATHROOM

6' 6" x 5' 4" (1.98m x 1.63m)

THE REAR

At the rear, the property boasts a private garden with both lawn and patio areas, offering an ideal space for outdoor dining, play, or relaxation. Surrounded by greenery and with plenty of space, it makes a wonderful extension of the living area.

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.

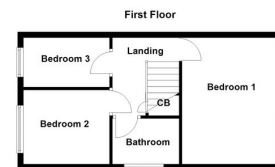
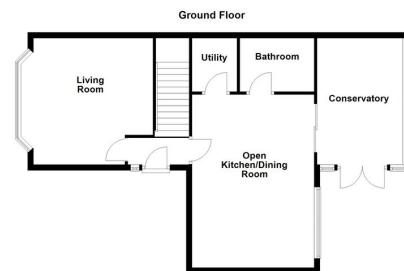
TENURE

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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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