



Derwent
Tamworth, B77 2LD

£230,000

Property Features

- Three bedroom semi detached property
- Spacious living room with large window looking out onto rear garden
- Open plan kitchen and dining area
- Three well proportioned bedrooms
- Family bathroom on the first floor
- Private rear garden with patio and seating area
- Driveway providing off road parking
- Covered car port and garage to the rear
- Perfect for first time buyers or investors
- Freehold upon completion



Full Description

This three bedroom semi detached property offers well proportioned accommodation throughout and would make an excellent purchase for first time buyers, families, or investors. The home benefits from a practical layout, generous living spaces, and a private rear garden, along with useful off road parking and a garage to the rear. Internally the property features a comfortable living room, an open plan kitchen and dining area, three good sized bedrooms, and a family bathroom. The property also benefits from useful storage spaces, creating a home that is both functional and versatile for modern living.



THE FORE

The property is approached via a driveway providing off road parking and access to the car port which leads through to the rear garage. The front garden area is low maintenance, with a pathway leading to the main entrance. The exterior has an attractive brick frontage and sits within a well established residential area, offering a welcoming first impression and convenient access to nearby amenities.



GROUND FLOOR

Upon entering the property you are welcomed into an entrance hall which provides access to the main living areas and staircase to the first floor. The living room is positioned to the rear of the property and features a large window allowing plenty of natural light to fill the space, creating a bright and comfortable setting.

To the front of the ground floor is the open plan kitchen and dining room. This space offers a practical layout with ample worktop and storage space, along with room for a dining table, making it ideal for both everyday living and entertaining.



LIVING ROOM

16' 2" x 10' 4" (4.93m x 3.15m)

OPEN PLAN KITCHEN/DINING ROOM

16' 1" x 10' 4" (4.9m x 3.15m)

GARAGE

20' 1" x 9' 9" (6.12m x 2.97m)

FIRST FLOOR

The first floor landing provides access to three bedrooms and the family bathroom, as well as a useful storage cupboard. Bedroom one is a spacious double room, while bedroom two is also well proportioned and suitable for a double bed or guest room.

Bedroom three offers flexibility and could easily serve as a single bedroom, nursery, or home office. The family bathroom is fitted with a bath, wash basin, and WC, completing the first floor accommodation.

BEDROOM ONE

12' 4" x 9' 4" (3.76m x 2.84m)

BEDROOM TWO

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

BEDROOM THREE

7' 5" x 6' 5" (2.26m x 1.96m)

BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m)

THE REAR

To the rear of the property is a private garden which offers a combination of patio seating areas and low maintenance landscaping. This provides a pleasant outdoor space for relaxing, entertaining, or enjoying time with family and friends.

The garden also provides access to the rear garage and car port, offering additional parking or storage options, making the outdoor space both practical and versatile.

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	69 C	76 C
55-68	D		
39-54	E		
21-38	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