



Balmoral Close
, Tamworth, , B79 8RF

Offers In Excess Of £270,000

Property Features

- Spacious three bedroom family home
- Impressive open plan sun room, kitchen, and dining area
- Refurbished kitchen to a high standard with modern fittings
- Sun room upgraded with a solid roof (building regulations approved)
- Separate cosy living room
- Ground floor WC for added convenience
- Recently installed air conditioning/heating unit in bedroom one
- Modern family bathroom serving all bedrooms
- Professionally landscaped rear garden
- Driveway with two spaces providing off-road parking to the right of the property

Full Description

This beautifully presented home offers a superb blend of modern upgrades and practical living, making it ideal for families, first time buyers, or those looking to upsize. The property has been thoughtfully improved by the current owners, including a recently refurbished kitchen and enhancements to the rear of the home, creating a stylish and highly functional living environment.

With well proportioned bedrooms, bright living spaces, and a seamless flow throughout, the property is ready to move into. Additional benefits such as cavity wall construction and quality finishes further enhance both comfort and efficiency, making this an attractive and well-rounded home.

THE FORE

To the front, the property enjoys a smart and well-maintained appearance, set within a pleasant residential setting. A driveway with two spots to the right of the house provides convenient off-road parking, adding to the practicality of the home for both residents and visitors. The overall frontage is neat and low-maintenance, complementing the property's modernised interior and offering a welcoming first impression.

GROUND FLOOR

The ground floor has been thoughtfully reconfigured to create an impressive open-plan layout, with the sun room, kitchen, and dining area forming one expansive and sociable space. The kitchen itself has been refurbished to a high standard, offering a modern and stylish finish with ample workspace and storage, ideal for both everyday living and entertaining. The addition of a solid roof to the former conservatory, completed with building regulations approval, has transformed the space into a comfortable and usable sun room all year round.

A separate living room provides a cosy and relaxing retreat



to the front of the property, while a convenient ground floor WC adds further practicality. The overall layout offers an excellent balance between open-plan living and quieter, more private spaces.

LIVING ROOM

15' 1" x 16' 2" (4.6m x 4.93m)

OPEN PLAN KITCHEN/DINING ROOM/SUN ROOM

15' x 19' 3" (4.57m x 5.87m)

WC

2' 7" x 6' 2" (0.79m x 1.88m)

FIRST FLOOR

Upstairs, the property features three well-proportioned bedrooms, all offering comfortable and versatile accommodation. The principal bedroom benefits from a recently installed air conditioning and heating unit, ensuring year-round comfort and adding a modern touch to the space.

The remaining bedrooms are ideal for family members, guests, or home working, and are served by a well-appointed family bathroom. Additional storage is also available, enhancing the functionality of the first floor.

BEDROOM ONE

8' 8" x 11' 4" (2.64m x 3.45m)

BEDROOM TWO

8' 4" x 12' 2" (2.54m x 3.71m)

BEDROOM THREE

6' 4" x 8' 8" (1.93m x 2.64m)

BATHROOM

5' 9" x 6' 2" (1.75m x 1.88m)

THE REAR

To the rear, the property boasts a beautifully maintained, professionally landscaped garden designed for both relaxation and entertaining. A combination of patio areas and landscaped sections creates a versatile outdoor space, perfect for al fresco dining or enjoying time with family and friends.

The garden also features a covered seating area, providing a sheltered spot to enjoy the outdoors throughout the year. Overall, the rear space complements the interior perfectly, extending the home's living and entertaining areas.



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 | 72 C | 78 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