



**TAYLOR COLE**  
Estate Agents



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**Scimitar Close**  
Tamworth, B79 8LW

**£265,000**

# Property Features

- Well presented bungalow offering comfortable single level living
- Flexible layout with bright and well proportioned rooms throughout
- Spacious living room positioned to the front of the property
- Fitted kitchen with adjoining utility room for added practicality
- Sun room providing additional versatile living space overlooking the garden
- Two good sized bedrooms suitable for a range of needs
- Modern wet room designed for ease of access and convenience
- Enclosed rear garden with paved seating areas and low maintenance design
- Off road parking to the front via a paved driveway
- Ideal for downsizers, retirees or buyers seeking ground floor accommodation



## Full Description

This well presented bungalow offers comfortable single level living with a flexible layout, generous living space and well maintained outdoor areas. The property is ideal for downsizers, retirees or buyers seeking convenient accommodation with practical additions including a sun room and utility space.

### THE FORE

To the front of the property is a paved driveway providing off road parking, with an attractive frontage and access to the main entrance porch. The approach feels open and welcoming, with low maintenance landscaping and a pleasant street presence.

### INTERNAL

The internal accommodation comprises a bright and spacious living room positioned at the front of the property, a well equipped kitchen with adjoining utility room, and a sun room providing additional versatile living space overlooking the garden. There are two well proportioned bedrooms, one positioned to the front and one to the rear, along with a modern wet room. Storage is well considered throughout, with cupboards off the hallway and practical room layouts that suit everyday living.

### LIVING ROOM

13' 7" x 10' 3" (4.14m x 3.12m)

### KITCHEN

10' 2" x 7' (3.1m x 2.13m)

### SUN ROOM

13' 4" x 6' 8" (4.06m x 2.03m)

### UTILITY ROOM



12' 3" x 7' 1" (3.73m x 2.16m)

#### WET ROOM

7' 8" x 5' 5" (2.34m x 1.65m)

#### BEDROOM ONE

9' 9" x 9' 6" (2.97m x 2.9m)

#### BEDROOM TWO

9' x 8' 9" (2.74m x 2.67m)

#### EXTERNAL

To the rear is an enclosed garden designed for ease of maintenance, featuring paved seating areas and space for outdoor furniture, along with useful garden sheds for storage. The garden offers a private setting ideal for relaxing or entertaining, with secure boundaries and direct access from the rear of the property.

#### 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.

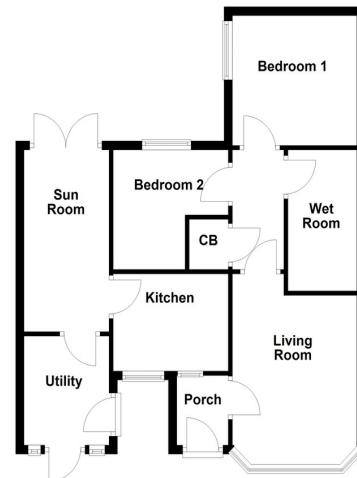
#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 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 and 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