TAYLOR COLE
Estate Agent









Thornton Way

Tamworth, B77 1GB

£235,000

Property Features

- Attractive Two Bedroom End Terraced Home
- Spacious Living Room With French Doors To Conservatory
- Bright Conservatory Offering Additional Living And Dining Space
- Modern Kitchen Installed Within The Last Four Years
- Generous Rear Garden With Lawn And Established Planting
- Charming Timber Arbour With Decking Replaced Within The Last Year
- One Allocated Front Parking Space Plus Additional Side Parking For One Or Potentially Two Cars
- New Front Door, New Radiators Throughout And Convenient Ground Floor WC
- Two Well-Proportioned Bedrooms With Fitted Wardrobes
- Boiler Approximately Ten Years Old, Regularly Serviced Under An Insurance Policy









Full Description

This charming two bedroom end terraced home offers a wonderful combination of comfortable living accommodation, modern improvements and attractive outdoor space. Featuring a spacious living room, a bright conservatory overlooking the rear garden and a recently updated kitchen, the property provides a welcoming environment perfectly suited to first-time buyers, couples or those looking to downsize.

The home has benefited from a number of improvements, including a new front door, new radiators throughout and a kitchen installed within the last four years. Further advantages include a regularly serviced boiler, a generous rear garden with recently renewed decking and convenient parking arrangements, making this a fantastic opportunity for buyers seeking a well-maintained home with plenty to offer.

THE FORE

The property enjoys an attractive red brick exterior, complemented by a neatly presented front garden with established planting and a pathway leading towards the entrance. Its end terraced position provides additional outdoor space to the side, with access available directly from the front of the property. A newly installed front door offers a smart and welcoming entrance to the home.

Parking is particularly convenient, with one allocated parking space positioned to the front of the property. Additionally, a parking area to the right of the house can comfortably accommodate at least one vehicle, with the potential for two depending on their size. These practical arrangements provide excellent flexibility for households with multiple vehicles or visiting guests.

GROUND FLOOR

Upon entering the property, you are welcomed into an inviting entrance hallway, with a staircase leading to the first floor and access to the principal ground floor accommodation. The kitchen is positioned towards the front of the home and has been newly installed within the last four years, offering a contemporary and practical space with stylish cabinetry, generous work surfaces and room for essential appliances. Continuing through the property, the spacious living room provides a comfortable setting for both relaxation and entertaining, with ample room for a variety of furniture arrangements. The room benefits from attractive wood-effect flooring and French doors opening into the conservatory, creating a natural flow between the living spaces. A convenient ground floor WC adds further practicality.

To the rear, the impressive conservatory provides a delightful extension of the living accommodation, enjoying an abundance of natural light through its extensive glazing and distinctive pitched glass roof. Currently arranged to accommodate dining furniture and additional seating, this versatile room offers the perfect setting for family meals, entertaining or simply relaxing while overlooking the garden. Double doors provide direct access to the outdoor space, making the conservatory particularly enjoyable during the warmer months. Throughout the home, new radiators have been installed, while the boiler, approximately ten years old, has been regularly serviced under an insurance policy, demonstrating the care and attention given to the property's ongoing maintenance.



LIVING ROOM
13' 9" x 10' 5" (4.19m x 3.18m)



KITCHEN
7' 3" x 9' 1" (2.21m x 2.77m)

CONSERVATORY
10' 9" x 11' 8" (3.28m x 3.56m)



WC
3' 1" x 7' 1" (0.94m x 2.16m)

FIRST FLOOR
Ascending to the first floor, a central landing provides access to two well-proportioned bedrooms and the family bathroom. Bedroom one is a generously sized double room positioned towards the front of the property, offering ample space for a double bed and additional bedroom furniture. The room benefits from attractive decorative finishes, natural light from its front-facing windows and an extensive range of fitted wardrobes, providing excellent storage while maintaining a comfortable and uncluttered living environment.

Bedroom two is another versatile room, making it ideal for use as a guest bedroom, child's bedroom or dedicated workspace. This room also benefits from fitted wardrobe storage. Completing the first floor is the family bathroom, which features a bath, wash basin and WC, with a window providing natural light and ventilation. Additional built-in storage accessible from the landing further enhances the practicality of the upstairs accommodation.



BEDROOM ONE
13' 8" x 9' 7" (4.17m x 2.92m)

BEDROOM TWO
7' 3" x 11' 3" (2.21m x 3.43m)

BATHROOM
6' 3" x 8' 1" (1.91m x 2.46m)

THE REAR
The rear garden is a particularly appealing feature of this home, offering a generous outdoor space with a pleasing combination of lawn, paved pathways and established planting. The garden provides plenty of

opportunities for outdoor relaxation, entertaining and gardening, while its attractive layout creates distinct areas to enjoy throughout the seasons. The conservatory opens directly onto the garden, allowing the indoor and outdoor living spaces to complement one another beautifully.

A standout feature is the charming timber arbour and covered decking area, creating a wonderful sheltered setting for outdoor dining, summer gatherings or simply enjoying the garden in comfort. The decking within this area has been completely replaced within the last year, providing a refreshed and inviting space ready for immediate enjoyment. With its combination of greenery, seating areas and convenient access around the side of the property, the garden offers an excellent balance of character, functionality and potential for further personalisation.

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.

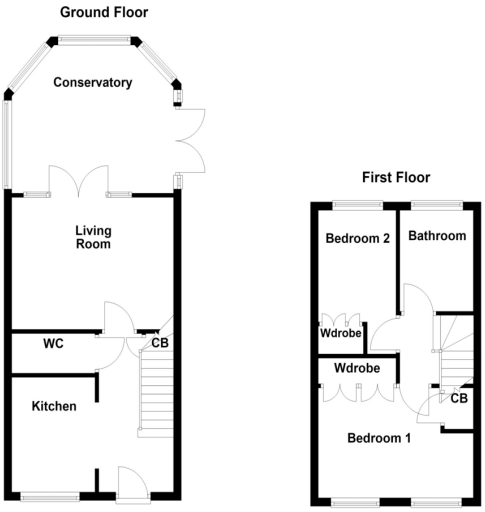
TENURE

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.





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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