



48 Mount Pleasant, Tamworth, B77 1HL
£170,000

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Bedrooms: 2 | Bathrooms: 1 | Receptions: 2
EPC Rating: C
Council Tax Band: B

An ideal first-time purchase, offering deceptively spacious accommodation and plenty of potential – welcome to 48 Mount Pleasant.

Situated within the popular Two Gates area of Tamworth, just behind Watling Street and close to the River Tame, this charming two-bedroom home offers generous living space alongside exciting potential for further enhancement. The property is conveniently positioned within easy reach of local schools, popular amenities and excellent transport links, making it an appealing choice for first-time buyers, couples and growing families alike.

Boasting attractive kerb appeal and plenty of character, the property makes a wonderful first impression. Upon entering, you are welcomed into a spacious reception room, currently utilised as the main living room, offering plenty of space to relax and unwind. This flows through to a separate dining room, where a large window overlooks the rear garden, creating a bright and inviting space for entertaining. The benefit of two separate reception rooms offers excellent versatility, allowing for distinct living and dining areas to suit a variety of lifestyles and family needs.

Positioned to the rear of the dining room, the kitchen provides access to the garden, as well as leading through to a modern fitted family bathroom. The bathroom is complete with a bath and shower over, wash hand basin and WC, alongside a useful storage cupboard housing the boiler.

To the first floor, the property continues to impress with two generously proportioned double bedrooms. The second bedroom, situated to the rear, benefits from fitted wardrobes and an additional dressing room or study, offering valuable flexibility for those requiring extra storage, a home office or a dedicated dressing area.

Externally, the property enjoys a private rear garden featuring a paved patio area and an extensive lawn, providing plenty of outdoor space for relaxing, entertaining and enjoying time with family and friends. The rear gardens also benefit from a shared bin access route.

Offering character, generous accommodation and scope to make it your own, 48 Mount Pleasant presents a fantastic opportunity for buyers looking to take their first step onto the property ladder or secure a home with room to grow.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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We appreciate your cooperation in helping us comply with anti-money laundering regulations. In addition to the traditional requirement for photographic identification and proof of address, James Kidd Ltd may also employ an electronic verification system to fulfil our AML obligations. This system allows us to verify your identity using basic personal details. You understand that we will conduct this search solely for the purpose of verifying your identity. Any personal data provided will be used exclusively for anti-money laundering compliance. Please note there will be a nominal charge payable by each buyer to cover the cost of these AML checks.







Ground Floor



First Floor



Total area: approx. 75.0 sq. metres (806.9 sq. feet)



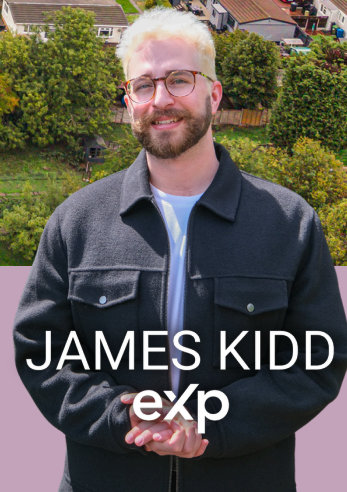






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