



Lillingstone Avenue  
Tamworth, B79 8FD

£240,000



# Property Features

- Attractive and modern two-bedroom home
- Spacious living room with a bright and comfortable feel
- Modern fitted kitchen with dining space and French doors to the garden
- Convenient ground floor WC
- Two well-proportioned bedrooms, one with a storage cupboard
- Contemporary family bathroom
- Additional storage cupboard to both ground floor and first floor
- Driveway parking to the side
- Private, enclosed garden
- Ideal for first time buyers or downsizers



## Full Description

This well presented two bedroom home offers a modern layout with bright interiors, practical storage, and a private rear garden, making it an excellent choice for first time buyers, small families, or downsizers.

### THE FORE

At the front, the property features a smart brick facade with driveway parking, creating a welcoming entrance.



### GROUND FLOOR

On the ground floor, the home opens with a hallway leading into a spacious living room that provides a comfortable setting for everyday life. To the rear, a modern fitted kitchen with dining space enjoys French doors that open directly onto the garden, making it perfect for entertaining and family meals. A WC and useful storage cupboard add to the practicality of this floor.

### LIVING ROOM

15' 1" x 9' 4" (4.6m x 2.84m)

### OPEN PLAN KITCHEN/DINING ROOM

12' 6" x 8' 1" (3.81m x 2.46m)

### WC

4' 8" x 2' 9" (1.42m x 0.84m)



### FIRST FLOOR

The first floor comprises two well-sized bedrooms. One of which benefits from a storage cupboard, and both being similar sizes. Both are served by a modern family bathroom.

### BEDROOM ONE

12' 7" x 8' 4" (3.84m x 2.54m)



## BEDROOM TWO

12' 7" x 8' 2" (3.84m x 2.49m)

## BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

## THE REAR

To the rear, the garden provides a mix of lawn and patio, offering a private outdoor retreat for summer dining, play, or relaxation.

## 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.

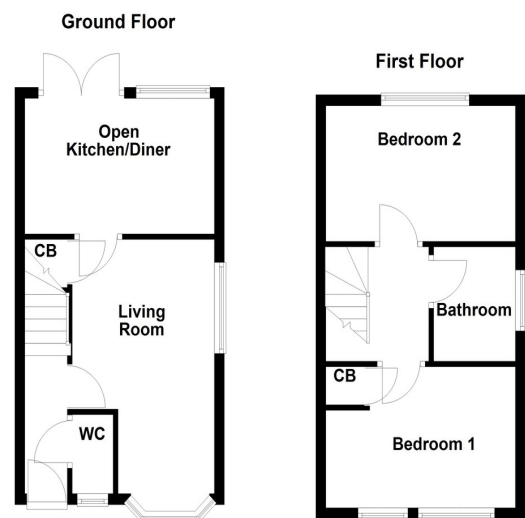
## TENURE

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		97 A
81-91	B	83 B	
69-80	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