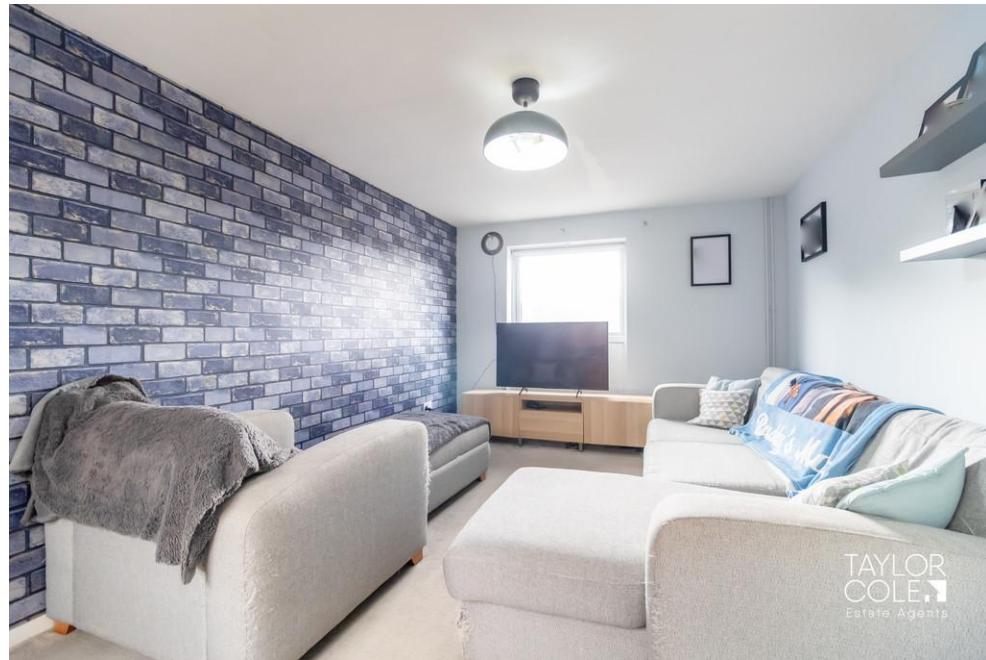




TAYLOR  
COLE.  
Estate Agents



Ivatt  
, Tamworth, , B77 2HG £187,000

# Property Features

- Well presented three storey townhouse offering flexible living space
- Integral garage and driveway parking to the front
- Spacious first floor living room filled with natural light
- Modern kitchen/dining room with ample space for entertaining
- Convenient first floor WC for guests and family use
- Three well proportioned bedrooms on the top floor
- Family bathroom with modern fittings
- Built in storage across bedrooms and hallways
- Private rear garden with lawn and patio area
- Popular residential location close to schools, amenities, and transport links



## Full Description

This well presented three-storey townhouse offers generous and versatile accommodation, making it an excellent choice for families or those seeking a home with flexible living space.

### THE FORE

At the front, the property has a smart and modern appearance with integral garage access and driveway parking.

### GROUND FLOOR

On the ground floor, the property benefits from a garage and entrance hallway with stairs leading to the main living areas.

### GARAGE

16' 5" x 10' 3" (5m x 3.12m)



### FIRST FLOOR

The first floor comprises a spacious living room, a modern kitchen/dining room with ample space for family meals and entertaining, a WC, and access to the rear garden, creating a sociable and practical hub of the home.



### LIVING ROOM

10' 3" x 15' 9" (3.12m x 4.8m)

### WC

6' 4" x 2' 4" (1.93m x 0.71m)

### KITCHEN/DINER

### KITCHEN

10' 2" x 7' 7" (3.1m x 2.31m)

### DINING ROOM



13' x 8' 1" (3.96m x 2.46m)

## SECOND FLOOR

The second floor provides three well proportioned bedrooms along with a family bathroom. The bedroom layouts allows for flexible use, whether as family rooms, guest rooms, or home office space.

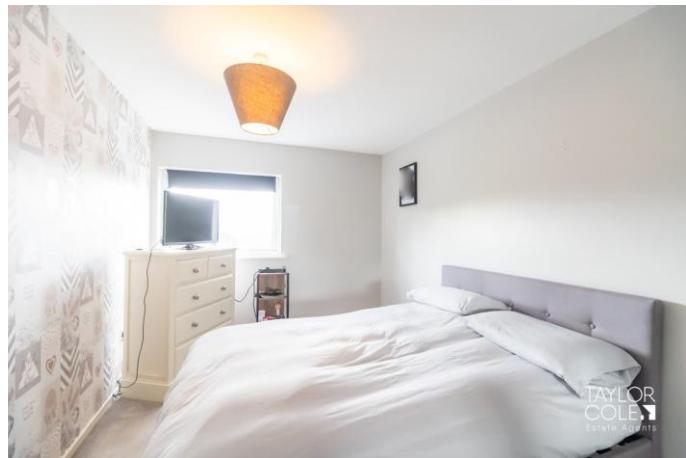
### BEDROOM ONE

15' 9" x 8' 8" (4.8m x 2.64m)



### BEDROOM TWO

7' x 10' 6" (2.13m x 3.2m)



### BEDROOM THREE

9' 5" x 10' 4" (2.87m x 3.15m)

### BATHROOM

6' x 6' 5" (1.83m x 1.96m)



### 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.

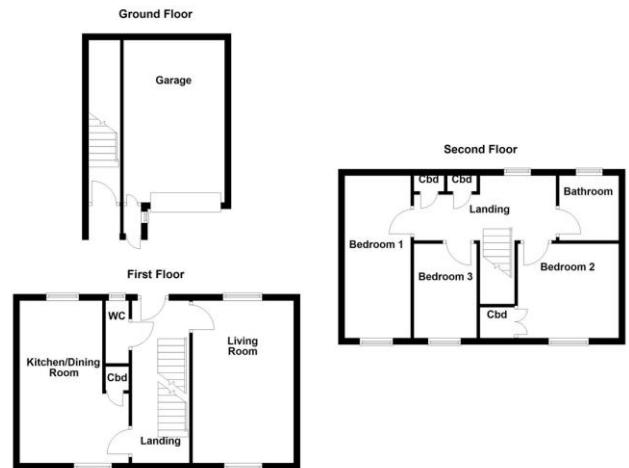
### TENURE

We have been advised that this property is leasehold 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 and 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