TAYLOR COLE
Estate Agents









Durham Close

, Tamworth, , B78 3XX

Offers Over £205,000

Property Features

- Two bedroom semi-detached home
- Spacious dual-aspect living room with staircase to first floor
- Seperate fitted kitchen
- Principal bedroom with built-in storage cupboard
- Second bedroom ideal as a guest room, nursery or home office
- Modern family bathroom with bath and shower over
- Multiple built-in storage cupboards providing practical storage
- Private driveway offering off-road parking
- Enclosed rear garden with lawn and patio seating area
- Well-presented accommodation suited to first time buyers, investors and downsizers

Full Description

This well-presented two bedroom semi-detached home occupies an enviable position within a pleasant residential setting and benefits from generous outdoor space, a private driveway and well-proportioned accommodation throughout. Arranged over two floors, the property offers a spacious living room, a fitted kitchen, two bedrooms and a family bathroom, making it an ideal purchase for first time buyers, downsizers or investors.
The home enjoys a larger than average plot for its style, with gardens extending to the front and side alongside useful parking. Neutral decor and a practical layout create a comfortable living environment ready for immediate occupation.

THE FORE
The property is approached via a pathway leading to the front entrance and enjoys an attractive position within the development. A lawned frontage softens the setting, while mature trees and neighbouring green spaces contribute to a pleasant residential outlook. The property also benefits from a private driveway providing convenient off-road parking.

GROUND FLOOR
The ground floor centres around a spacious living room extending to the rear of the property. The room enjoys natural light from both aspects, creating a bright and welcoming environment for relaxing and entertaining. The staircase rises from the living area, adding character while maintaining an open feel throughout the space.
Positioned to the front, the fitted kitchen offers a practical arrangement of units, worktop space and room for appliances. A door provides direct access from the living room to the rear garden, making the space particularly convenient for everyday living and outdoor entertaining.









LIVING ROOM
11' 8" x 16' 7" (3.56m x 5.05m)

KITCHEN
7' 8" x 8' 1" (2.34m x 2.46m)

FIRST FLOOR
The first floor is arranged around a central landing which provides access to both bedrooms, the family bathroom and useful built-in storage cupboards. The layout has been designed to maximise the available accommodation while providing good separation between the principal rooms. Bedroom one is a comfortable double bedroom benefitting from built-in storage, while bedroom two provides versatile accommodation suitable as a guest bedroom, nursery or home office. The bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and WC.

BEDROOM ONE
9' 7" x 13' 2" (2.92m x 4.01m)

BEDROOM TWO
6' 8" x 10' 9" (2.03m x 3.28m)

BATHROOM
4' 7" x 7' 6" (1.4m x 2.29m)

THE REAR
The rear garden is enclosed and predominantly laid to lawn, providing an attractive outdoor space that is both practical and easy to maintain. A patio area immediately adjoining the property offers an ideal spot for outdoor seating, dining and entertaining during the warmer months.
Fencing encloses the garden boundaries and helps create a private setting, while the generous proportions of the plot provide ample space for gardening, recreation or simply enjoying the outdoors. The rear garden complements the internal accommodation well and is a particularly appealing feature of the home.

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.









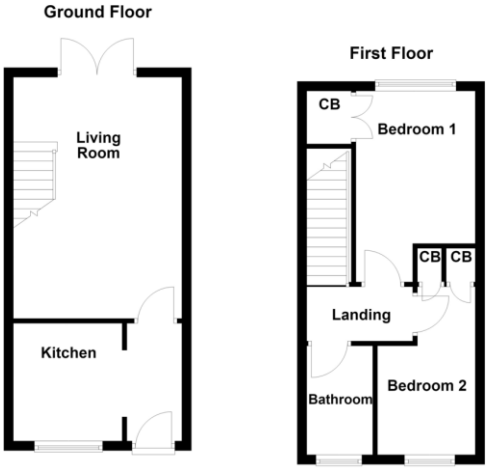
TENURE

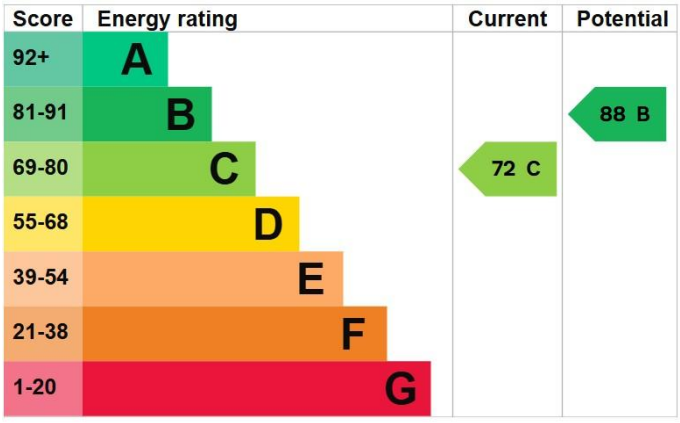
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

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