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Memorial Drive
Tamworth, B79 8UP

£299,950

Property Features

- Modern three bedroom semi detached home
- Spacious living room with neutral decor
- Open plan kitchen and dining room with French doors to the garden
- Ground floor WC
- Principal bedroom with en suite shower room
- Two further well proportioned bedrooms
- Contemporary family bathroom
- Enclosed rear garden with patio and lawn
- Driveway providing off-road parking
- Ideal for first time buyers

Full Description

A well presented three bedroom semi detached home offering modern and practical accommodation arranged over two floors. With a spacious kitchen dining room, en suite to the main bedroom and a generous rear garden, this property is perfectly suited to first time buyers, young families or those looking to upsize.

THE FORE

The property is attractively positioned with a neat frontage and driveway providing off road parking. A pathway leads to the main entrance, creating a welcoming first impression.

GROUND FLOOR

The entrance hall provides access to the principal ground floor rooms along with a convenient WC. The living room is bright and well proportioned, offering ample space for relaxation. To the rear of the property is a modern open plan kitchen and dining room fitted with a range of wall and base units and space for dining. French doors open directly onto the garden, allowing plenty of natural light and creating an ideal space for entertaining.

LIVING ROOM

13' 8" x 12' 1" (4.17m x 3.68m)

OPEN PLAN KITCHEN/DINER

15' 4" x 9' 5" (4.67m x 2.87m)

WC

6' 1" x 3' 3" (1.85m x 0.99m)

FIRST FLOOR

The first floor comprises three bedrooms arranged around a central landing. The principal bedroom benefits from it's own en suite shower room. Two further bedrooms are served by



a contemporary family bathroom fitted with a modern suite.

BEDROOM ONE

12' x 11' (3.66m x 3.35m)

BEDROOM ONE EN-SUITE

5' 7" x 5' 5" (1.7m x 1.65m)

BEDROOM TWO

10' 7" x 8' 5" (3.23m x 2.57m)

BEDROOM THREE

11' 5" x 6' 5" (3.48m x 1.96m)

BATHROOM

6' 6" x 5' 5" (1.98m x 1.65m)

THE REAR

The rear garden is enclosed and mainly laid to lawn with a paved patio area, providing a pleasant outdoor space suitable for outdoor dining, entertaining or family use.

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.

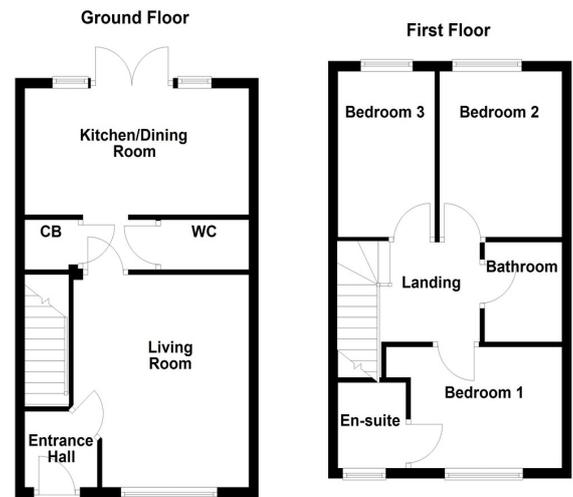


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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 96 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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