



Castlehall

Tamworth, B77 2EJ

£255,000

Property Features

- Three-bedroom semi-detached family home
- Generous kitchen/diner with ample dining space
- Bright conservatory overlooking the rear garden
- Comfortable living room with front bay window
- Three well-proportioned first-floor bedrooms
- Fitted wardrobe storage to Bedroom One and Two
- Established rear garden with generous paved patio
- Greenhouse and further garden area
- Long driveway providing off-road parking
- Close to local amenities, transport links and schools.



Full Description

This well-presented three-bedroom semi-detached home offers a practical and generously arranged layout, with an attractive combination of comfortable living space, a sizeable kitchen/diner and a bright conservatory. The accommodation has a welcoming feel throughout and provides plenty of versatility for couples and families. A particular strength of the property is the amount of usable space on offer both inside and out. Three bedrooms are accompanied by useful built-in storage, while externally the home benefits from established gardens, a lengthy driveway and a detached garage positioned beyond the rear garden.

THE FORE

The property is approached across a generous frontage, with an established front garden featuring a variety of mature shrubs and planting. A pathway leads towards the entrance porch, while the attractive bay window adds character to the front elevation.

Alongside the garden is an impressively long driveway providing valuable off-road parking and continuing down the side of the property. Double wooden gates provide separation towards the rear and access in the direction of the detached garage, adding further practicality to the frontage.

GROUND FLOOR

The entrance porch opens into the hallway, which provides access to the main ground floor accommodation and stairs rising to the first floor. The living room is a comfortable reception space, enhanced by the bay window to the front and offering ample room for a variety of seating arrangements. Double doors connect the living room with the kitchen/diner, allowing the two areas to work particularly well together.

Occupying a substantial portion of the ground floor, the



kitchen/diner provides excellent space for both cooking and dining, with an extensive arrangement of fitted cabinetry and work surfaces alongside room for a dining table and chairs. From here, the accommodation continues into the conservatory, a bright additional reception space overlooking the garden with doors providing direct access outside.

LIVING ROOM

12' 5" x 13' 5" (3.78m x 4.09m)

KITCHEN/DINING ROOM

15' 6" x 10' 3" (4.72m x 3.12m)

CONSERVATORY

14' 7" x 7' (4.44m x 2.13m)

FIRST FLOOR

The first floor landing leads to three bedrooms and the family bathroom. Bedroom One is a particularly generous principal bedroom and benefits from fitted wardrobe storage, while Bedroom Two also benefits from fitted storage and provides comfortable proportions with plenty of scope for bedroom furniture.

Bedroom Three offers flexibility as a child's bedroom, guest room or home office, depending on the needs of the next owner. The accommodation is completed by the family bathroom.

BEDROOM ONE

8' 7" x 12' 8" (2.62m x 3.86m)

BEDROOM TWO

9' 2" x 9' 2" (2.79m x 2.79m)

BEDROOM THREE

6' 7" x 10' 1" (2.01m x 3.07m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.85m)

THE REAR

The rear garden offers a mature and established outdoor setting with a substantial paved patio providing plenty of space for seating and outdoor furniture. Dense planting and greenery create an attractive backdrop, with the garden offering several areas that can be enjoyed throughout the warmer months.

Beyond the main patio is a further garden area incorporating



a greenhouse and additional planting space. The detached garage sits to the side of the garden and is approached via the driveway running alongside the house, providing useful secure parking or additional storage.

GARAGE

8' 9" x 17' 1" (2.67m x 5.21m)

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		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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