



Swift, Tamworth, B77 2RP

£270,000

With its quiet cul-de-sac setting, generous accommodation, private garden and no upward chain, this is a fantastic opportunity for buyers looking for a well-proportioned family home.

The ground floor features a spacious living/dining room, providing plenty of space for both relaxing and entertaining. There is also a well-fitted kitchen and a bright conservatory, which provides an additional living space while enjoying views over the rear garden.

Upstairs are three bedrooms and a family bathroom. The principal bedroom is particularly generous in size and offers excellent potential to create an en-suite, subject to any necessary consents.

Outside, the property benefits from a private rear garden which is not overlooked, creating a pleasant and secluded space for relaxing or entertaining. To the front is a driveway providing off-road parking, together with access to the garage.

Conveniently located close to local shops, supermarkets, cafés and everyday amenities. The area is well served by nearby primary and secondary schools, parks and recreational facilities, with good public transport links for commuters and families.

Viewings: Strictly via appointment through our **Tamworth** Residential Sales Department on 08127 217 100

or via **Tamworth@paulcarrestateagents.co.uk**



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Living/Dining Room
5.77m (18'11") x 5.26m (17'3")

Kitchen
3.66m (12') x 3.23m (10'7")

Conservatory
3.63m (11'11") x 2.84m (9'4")

Garage
4.70m (15'5") x 3.38m (11'1")

Landing

Bedroom 1
5.89m (19'4") x 3.63m (11'11")

Bedroom 2
4.22m (13'10") x 2.84m (9'4")

Bedroom 3
3.33m (10'11") x 2.84m (9'4")

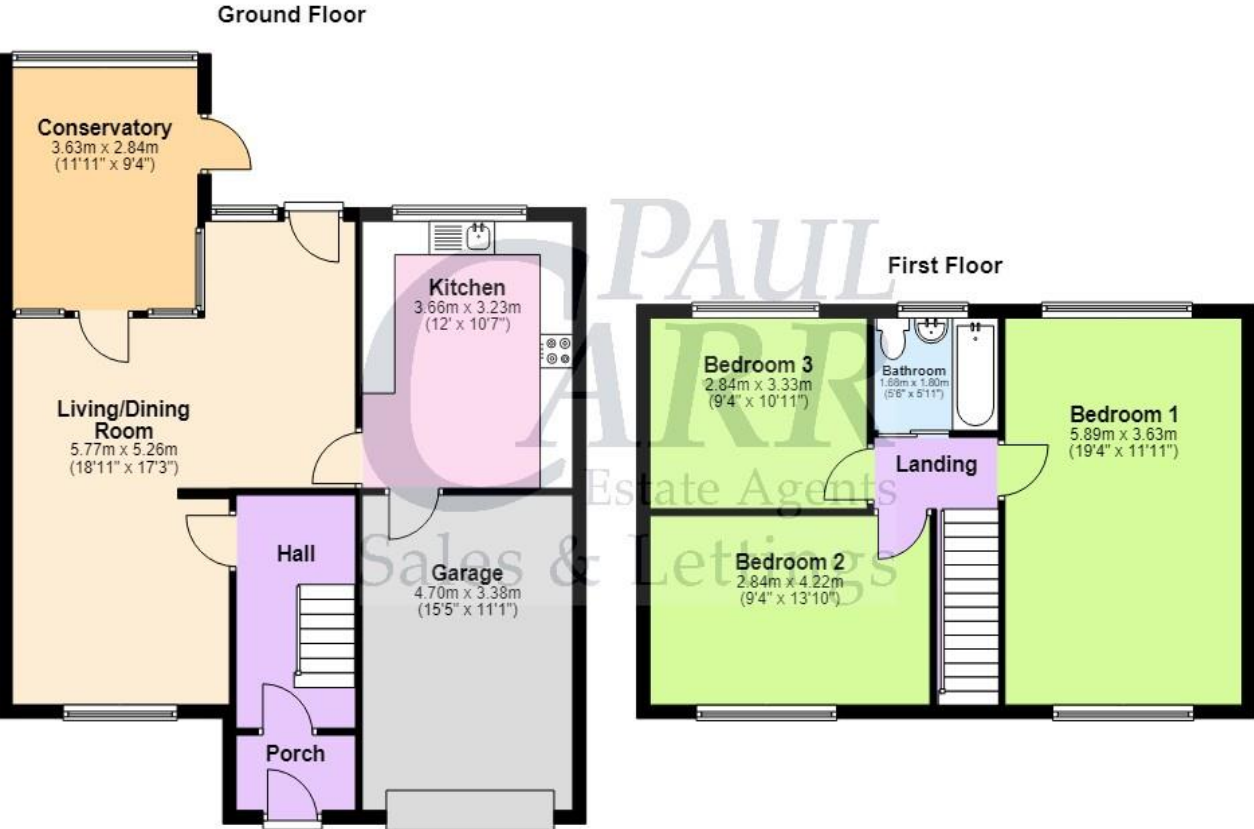
Bathroom
1.80m (5'11") x 1.68m (5'6")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Agent's Note:

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