



Swift
Tamworth, B77 2RP

£220,000

Property Features

- Two bedroom home with a well balanced layout
- Spacious living room at the heart of the property
- Conservatory providing additional living or dining space
- Fitted kitchen with useful storage cupboards
- Detached outbuilding currently used as a bar
- Ideal for entertaining or home office use
- Private garden space with excellent potential
- Suitable for first time buyers or investors
- Opportunity to personalise and add value
- Close to local amenities and transport links

Full Description

This well proportioned home offers a distinctive and versatile layout, ideal for buyers seeking both comfortable living space and something a little different. The property combines a practical internal arrangement with additional lifestyle features, including a bright conservatory and a detached outbuilding that adds a unique dimension to the home. With well sized rooms throughout and a natural flow between living areas, it provides an inviting environment suited to both everyday living and entertaining.

In addition to it's internal accommodation, the property stands out for its flexibility and potential. The detached outbuilding, currently arranged as a bar, offers excellent scope for a variety of uses such as a home office, studio or hobby space, while the overall layout presents opportunities for personalisation. This makes the home particularly appealing to first time buyers, downsizers or investors looking for a property that can be adapted to suit individual needs.

THE FORE

The property is approached via a straightforward frontage, offering a neat and accessible entrance into the home, complemented by the added benefit of a front driveway. Its positioning provides a pleasant residential setting with convenient access.

GROUND FLOOR

The ground floor comprises a well sized living room positioned centrally within the home, providing a comfortable and sociable space. To the rear, a conservatory extends the living accommodation and offers an ideal spot for dining or relaxing while enjoying views of the garden. The kitchen is located to the front, fitted with essential units and benefiting from nearby storage cupboards. The layout provides a practical flow between the main living areas.



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LIVING ROOM

13' x 13' (3.96m x 3.96m)

KITCHEN

13' x 8' 7" (3.96m x 2.62m)

CONSERVATORY

11' 5" x 9' 5" (3.48m x 2.87m)

BAR

10' 5" x 13' 4" (3.18m x 4.06m)

FIRST FLOOR

Upstairs, the property offers two bedrooms, including a generous principal bedroom with built in cupboard space. The second bedroom is also well proportioned and benefits from access to a wardrobe area. A family bathroom completes the first floor.

BEDROOM ONE

13' 1" x 9' 9" (3.99m x 2.97m)

BEDROOM TWO

8' 7" x 9' 9" (2.62m x 2.97m)

BATHROOM

5' 7" x 5' 4" (1.7m x 1.63m)

THE REAR

The rear of the property features a standout detached outbuilding currently arranged as a bar, offering excellent potential as a home office, studio or entertainment space. The garden and conservatory together create a pleasant outdoor and indoor connection, ideal for socialising and relaxation.

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		
69-80	C	74 C	79 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