



Watchman Walk
Tamworth, B79 8FF

£290,000

Property Features

- Modern semi detached family home
- Three well proportioned bedrooms
- En-suite shower room to the principal bedroom
- Spacious and bright lounge
- Contemporary kitchen/diner with garden access
- Ground floor WC for added convenience
- Modern family bathroom
- Driveway parking and garage
- Landscaped rear garden with patio and lawn
- Popular residential development close to local amenities and transport links

Full Description

This attractive modern semi detached home offers well presented accommodation throughout, making it an excellent choice for first time buyers, young families or those looking to downsize without compromising on space. Positioned within a popular residential development, the property combines contemporary styling with practical living, featuring three bedrooms, a spacious lounge, a modern kitchen/diner and an enclosed rear garden ideal for everyday family life.

The home has been thoughtfully maintained by the current owners and benefits from a bright and welcoming atmosphere throughout. With well proportioned rooms, modern fixtures and fittings, off road parking and a garage, the property is ready for immediate occupation while still offering flexibility to suit a variety of lifestyles.

THE FORE

The property enjoys an attractive frontage with a driveway providing off road parking and access to the garage. The modern brick facade and neatly maintained surroundings create a strong first impression, while the position within a well regarded residential development enhances the home's appeal.

A pathway leads to the main entrance, offering a welcoming approach for both residents and visitors. The frontage provides a practical balance of parking and kerb appeal, perfectly complementing the accommodation within.

GROUND FLOOR

Upon entering the property, you are welcomed into a bright and spacious lounge that provides an ideal setting for both relaxation and entertaining. Generously sized with ample natural light create an inviting atmosphere, making this a comfortable space for everyday family life. The room offers flexibility for a variety of furniture arrangements and serves



as an excellent focal point of the home.

To the rear, the modern kitchen/diner forms the heart of the property. Fitted with a comprehensive range of units and ample worktop space, it provides both functionality and style. The dining section enjoys views over the rear garden and benefits from direct access outside, creating a seamless connection between indoor and outdoor living. A convenient ground floor WC further enhances the practicality of the layout.

LIVING ROOM

10' 3" x 16' 1" (3.12m x 4.9m)

KITCHEN/DINER

18' 7" x 7' 5" (5.66m x 2.26m)

WC

2' 9" x 4' 6" (0.84m x 1.37m)

FIRST FLOOR

The first floor offers three well proportioned bedrooms, each providing comfortable and versatile accommodation. The principal bedroom is particularly impressive, benefiting from the added luxury of an en-suite shower room. The remaining bedrooms are ideal for family members, guests or those requiring a dedicated home office.

A contemporary family bathroom serves the additional bedrooms and is fitted with a modern suite. The overall layout has been carefully designed to maximise both comfort and functionality, ensuring the home meets the needs of modern family living.

BEDROOM ONE

9' 7" x 13' 8" (2.92m x 4.17m)

BEDROOM ONE EN-SUITE

6' 9" x 4' 6" (2.06m x 1.37m)

BEDROOM TWO

8' 7" x 11' 2" (2.62m x 3.4m)

BEDROOM THREE

7' 9" x 9' 8" (2.36m x 2.95m)

BATHROOM

5' 6" x 8' 7" (1.68m x 2.62m)

THE REAR

The rear garden has been thoughtfully landscaped to create



an attractive and private outdoor space. The garden features two patios, one adjoining the house and another at the rear of the garden, allowing you to enjoy the sun throughout the day and catch the last of the evening sunshine, while the lawn offers plenty of room for children to play or keen gardeners to enjoy. Enclosed by fencing and mature planting, the garden provides a good degree of privacy and security. The combination of patio and lawn creates a versatile outdoor environment that can be enjoyed throughout the year and acts as a natural extension of the living accommodation.



ANTI MONEY LAUNDERING

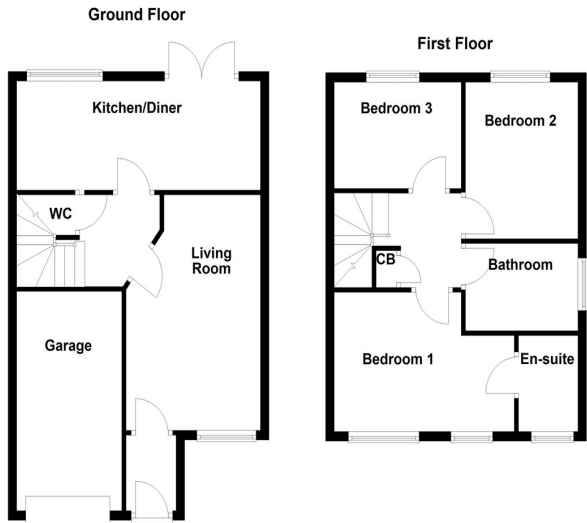
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		95 A
81-91	B	84 B	
69-80	C		
55-68	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