



Saffron

Tamworth, B77 4EP

£215,000

Property Features

- Spacious Three-Bedroom Mid-Terraced Family Home
- Welcoming Entrance Porch With Built-In Storage
- Generously Proportioned Living Room
- Substantial Block-Paved Driveway Providing Ample Parking
- Open Kitchen/Diner With Direct Garden Access
- Garage Offering Additional Parking Or Storage
- Three Well-Proportioned Bedrooms
- Attractive Rear Garden With Lawn And Paved Patio Areas
- Family Bathroom And Convenient Ground Floor WC
- Useful Timber Garden Shed And Additional Internal Storage

Full Description

This well-presented three-bedroom mid-terraced home offers spacious and versatile accommodation across two floors, making it an appealing choice for families, first-time buyers and those looking for a property with plenty of room to enjoy. Featuring a generous living room, an open kitchen/diner, three bedrooms and a family bathroom, the property provides a practical layout that comfortably accommodates modern everyday living.

The home benefits from a welcoming entrance porch, useful storage throughout and the added convenience of a ground floor WC. Externally, the property is complemented by a neatly maintained rear garden, together with a substantial block-paved driveway and a garage, offering an excellent combination of comfortable indoor accommodation and attractive outdoor space.

THE FORE

Approaching the property, a particularly generous block-paved driveway provides ample space for off-road parking, creating a practical and welcoming first impression. The frontage is bordered by established greenery and attractive planted areas, adding colour and character to the surroundings while maintaining a pleasant residential setting.

A garage offers additional parking or valuable storage space, further enhancing the practicality of the property. The entrance leads into a useful enclosed porch, which benefits from two built-in storage cupboards and provides a convenient space for coats, shoes and everyday essentials before entering the main accommodation.

GROUND FLOOR

Stepping inside, the entrance porch opens into a central hallway, providing access to the principal ground floor rooms and staircase leading to the first floor. The spacious living room offers an inviting setting for relaxation and entertaining, with generous proportions allowing for a variety of furniture arrangements. A large window overlooking the rear garden brings natural light into the room, while the neutral decoration and comfortable carpeting provide a versatile foundation for prospective buyers to make their own.



The open kitchen/diner is another appealing feature of the home, offering a practical combination of cooking and dining space. The kitchen is fitted with a selection of wall and base units, complemented by work surfaces and room for essential appliances, while the adjoining dining area benefits from glazed sliding doors opening directly onto the rear garden. This connection to the outside makes the space particularly well suited to family meals and entertaining during the warmer months. Completing the ground floor is a convenient guest WC, alongside additional built-in storage within the hallway.

LIVING ROOM

10' 5" x 17' 5" (3.18m x 5.31m)

OPEN PLAN KITCHEN/DINING ROOM

15' 5" x 11' 2" (4.7m x 3.4m)

WC

2' 7" x 5' 7" (0.79m x 1.7m)

FIRST FLOOR

Ascending to the first floor, a central landing provides access to three bedrooms and the family bathroom. Bedroom one is a particularly generous double room, offering ample space for bedroom furniture and additional furnishings, with natural light entering through its windows. Bedroom two provides another comfortable bedroom, with a separate room in front of the entrance that could potentially be used as a dressing room. Bedroom two is well suited to children, guests or other household requirements, while both rooms benefit from neutral decorative finishes that offer flexibility for personalisation.

Bedroom three provides a further versatile space, suitable for use as a bedroom, nursery or dedicated home office depending on individual needs. The family bathroom is fitted with a traditional three-piece suite comprising a panelled bath with shower facilities, wash hand basin and WC. A useful storage cupboard on the landing completes the first-floor accommodation, providing additional space for household essentials.

BEDROOM ONE

11' 5" x 11' 7" (3.48m x 3.53m)

BEDROOM TWO

7' 8" x 11' 5" (2.34m x 3.48m)

BEDROOM THREE

6' 6" x 11' 5" (1.98m x 3.48m)

BATHROOM

5' 7" x 6' 5" (1.7m x 1.96m)



THE REAR

The rear garden offers an attractive and manageable outdoor space, combining a neatly maintained lawn with generous paved patio areas. The patio provides an ideal setting for outdoor furniture, summer dining or simply enjoying the garden, while the lawn offers space for children to play or for further landscaping. Timber fencing encloses the garden, with established trees and greenery creating a pleasant backdrop.

A substantial timber shed provides valuable outdoor storage for gardening equipment, tools and other belongings. The garden also benefits from established planting, adding colour and interest throughout the space. With its combination of lawn, patio and practical storage, this outdoor area offers a lovely extension of the living accommodation and plenty of opportunities for enjoyment throughout the year.

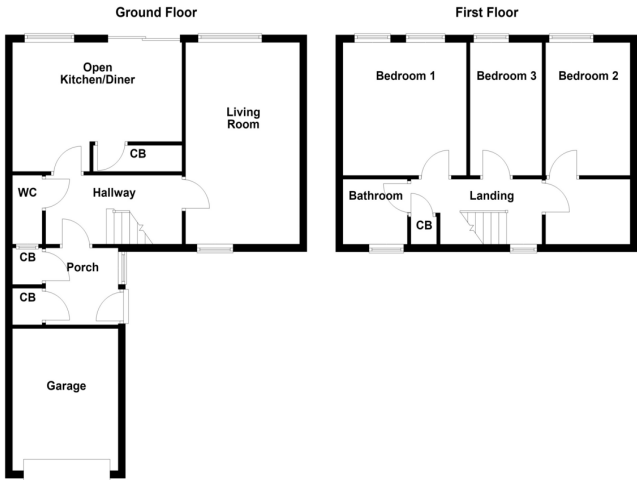


ANTI MONEY LAUNDERING

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.



VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 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