



Nemesia,  
Tamworth, B77 4EL

Offers Over £220,000

# Property Features

- Spacious open-plan living/kitchen/dining area
- Three well proportioned bedrooms
- Modern family bathroom
- Ground floor WC for added convenience
- Driveway providing off-road parking
- Attached garage offering off-road parking
- Bright and well-presented interiors throughout
- Enclosed rear garden with patio and lawn
- Ample built-in storage across both floors
- Ideal for families or those seeking flexible living space

## Full Description

This well-presented and spacious family home offers a superb balance of open-plan living and practical design, making it perfectly suited to modern lifestyles. With generous proportions throughout, the property combines bright, airy interiors with a versatile layout that caters equally well to everyday family life and entertaining. The seamless flow between the main living areas enhances the sense of space, creating a welcoming and sociable environment at the heart of the home.

Thoughtfully arranged across two floors, the property also benefits from a garage, ample storage, and well-sized bedrooms, ensuring both comfort and functionality. The overall presentation is clean and contemporary, allowing prospective buyers to move straight in while still offering scope to personalise to taste.

### THE FORE

The property enjoys an attractive frontage within a residential setting, featuring a driveway that provides convenient off-road parking and leads directly to the attached garage. The exterior is well-maintained, with a neat and tidy approach that creates a positive first impression for visitors and residents alike.

Positioned within a quiet and established area, the home benefits from a sense of privacy while still being easily accessible. The driveway and garage combination offers practical day-to-day convenience, particularly for families or those requiring additional storage space.

### GROUND FLOOR

Upon entering, you are welcomed into a hallway that leads through to the impressive open-plan living/kitchen/dining area, which forms the true centrepiece of the home. This expansive space is flooded with natural light and offers ample room for both relaxing and entertaining, with clearly



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defined zones for cooking, dining, and lounging while maintaining an open, cohesive feel.

The kitchen is well-appointed with a range of units and work surfaces, designed to be both functional and stylish, while the adjoining dining and living areas provide flexibility for family gatherings or social occasions. A convenient ground floor WC and useful storage cupboards further enhance the practicality of this level.

**OPEN PLAN LIVING ROOM/DINING ROOM/KITCHEN**  
17' 7" x 26' 6" (5.36m x 8.08m)

**WC**  
2' 5" x 3' 9" (0.74m x 1.14m)

### FIRST FLOOR

The first floor offers three well-proportioned bedrooms, each providing comfortable accommodation suitable for a variety of needs, whether as sleeping quarters, guest rooms, or home office space. The rooms are bright and well-presented, with a layout that maximises both space and privacy for all occupants.

A modern family bathroom serves this level, fitted with contemporary fixtures and finishes to create a clean and relaxing environment. Additional built-in storage and a well-designed landing area contribute to the overall functionality of the upper floor.

**BEDROOM ONE**  
12' x 11' 8" (3.66m x 3.56m)

**BEDROOM TWO**  
10' 7" x 11' 7" (3.23m x 3.53m)

**BEDROOM THREE**  
8' 6" x 8' 4" (2.59m x 2.54m)

**BATHROOM**  
8' 1" x 6' 4" (2.46m x 1.93m)

### THE REAR

To the rear, the property boasts a well-maintained garden that provides an ideal outdoor retreat. Thoughtfully arranged with a combination of lawn and patio areas, the space is perfect for relaxing, entertaining, or enjoying time with family during the warmer months.

The garden is enclosed, offering a good degree of privacy and security, making it particularly suitable for children and pets. With plenty of room for outdoor furniture and potential



for further landscaping, it represents a versatile extension of the living space.

#### ANTI MONEY LAUNDERING

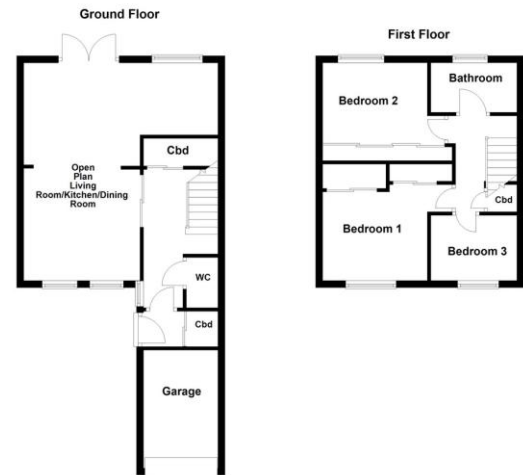
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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.



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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