







Marmion Park

£199,950

, Tamworth, , B79 8BB

Property Features

- Beautifully Presented Two Bedroom End Terraced Home
- Spacious Open-Plan Living and Dining Room
- Attractive Kitchen with Contemporary White Units
- Versatile Second Bedroom Ideal for Home Working
- Modern First Floor Bathroom with Separate Shower Enclosure
- Substantial Block-Paved Driveway Providing Off-Road Parking









Full Description

This beautifully presented two bedroom end terraced home offers an attractive combination of contemporary interiors, spacious living accommodation and practical features, making it an excellent choice for first-time buyers, couples or those looking to downsize without compromising on comfort. The property benefits from a generously proportioned open-plan living and dining room, a well-appointed kitchen, a convenient ground floor WC, two bedrooms and a modern family bathroom.

Throughout, the home has been tastefully maintained, with neutral decoration, attractive flooring and carefully considered finishes creating a welcoming environment. Externally, the property enjoys a substantial block-paved driveway providing off-road parking, alongside an enclosed rear garden with lawn and patio areas. With its appealing presentation and versatile accommodation, this is a home that combines everyday practicality with an inviting atmosphere.

THE FORE
The property occupies an attractive position within a residential development, presenting a traditional red brick exterior complemented by a neat and well-maintained frontage. A generous block-paved driveway extends across the front of the home, providing valuable off-road parking for multiple vehicles, while the low brick boundary wall creates a defined separation from the pavement. The property's end terraced position adds to its appeal, with the front entrance providing access into a welcoming hallway.

Upon entering, the hallway immediately establishes the home's attractive presentation, featuring wood-effect flooring, neutral walls and a clean, contemporary finish. The entrance provides access to the ground floor WC, kitchen and main living accommodation, with the staircase leading to the first floor. The thoughtful arrangement of these spaces creates a practical flow throughout the property, making it particularly well suited to modern everyday living.

GROUND FLOOR
The ground floor is centred around a wonderfully spacious open-plan living and dining room, offering an inviting environment for

both relaxation and entertaining. The living area provides ample space for comfortable sofas and additional furnishings, with tasteful decoration, feature wall detailing and a contemporary vertical radiator adding character to the room. Natural light enters through the rear-facing window and glazed door, creating a bright and pleasant atmosphere. The open-plan arrangement continues into the dining area, where there is plenty of room for a dining table and chairs, allowing the space to accommodate everything from everyday meals to gatherings with family and friends.

The kitchen is positioned towards the front of the property and features an attractive selection of white wall and base units, complemented by contrasting work surfaces and wood-effect flooring. The practical layout provides useful preparation and storage space, alongside room for essential kitchen appliances, with a window allowing natural light into the room. A particularly convenient feature of the ground floor is the separate WC, accessed from the entrance hallway and fitted with a wash basin and toilet. This additional facility is ideal for visiting guests and busy households, completing a well-designed ground floor that balances comfortable living with everyday functionality.

OPEN PLAN LIVING ROOM/DINING ROOM
13' 3" x 15' 7" (4.04m x 4.75m)

KITCHEN
6' 5" x 10' 7" (1.96m x 3.23m)

WC
3' 7" x 5' (1.09m x 1.52m)

FIRST FLOOR
Ascending to the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom, alongside a useful built-in storage cupboard. Bedroom one is a particularly attractive principal bedroom, offering generous proportions and a bright, welcoming atmosphere. The room comfortably accommodates a double bed and additional bedroom furniture, with soft neutral decoration, fitted carpeting and a window allowing plenty of natural light. Its spacious layout provides flexibility for wardrobes, dressing furniture and other personal furnishings, creating a relaxing retreat at the end of the day.

Bedroom two is another versatile room, currently arranged to accommodate home working and additional storage. Its proportions make it suitable for use as a guest bedroom, children's bedroom, dressing room or dedicated home office, depending on the requirements of the next owners. Completing the first floor is the modern family bathroom, finished with contemporary white fittings and attractive tiling. The bathroom features a glazed shower enclosure, WC and wash basin with vanity storage beneath, offering a practical and stylish space for everyday use. Together, the first-floor accommodation provides a comfortable and adaptable arrangement, particularly appealing to buyers seeking a home with flexibility.









BEDROOM ONE
13' 2" x 11' 2" (4.01m x 3.4m)

BEDROOM TWO
8' x 13' 6" (2.44m x 4.11m)

BATHROOM
4' 9" x 8' 2" (1.45m x 2.49m)

THE REAR
The rear garden offers an attractive and manageable outdoor space, thoughtfully arranged to provide a combination of relaxation, entertaining and practical use. Immediately adjoining the property is a generous paved patio, creating an ideal setting for outdoor dining furniture, barbecues or simply enjoying the warmer months. A raised brick-edged planting area adds character to the garden, while the lawn provides a pleasant green space suitable for children, pets or general outdoor enjoyment.

The garden extends towards the rear boundary, where established trees and planting contribute to a welcoming natural backdrop. Timber fencing encloses the space, while a garden shed provides useful storage for tools, gardening equipment and outdoor accessories. The combination of lawn, patio and raised planting areas creates a versatile garden that can be enjoyed throughout the seasons, with further opportunities for buyers to personalise the space according to their own preferences.

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