



Croft Close

Two Gates, Tamworth, Staffordshire, B77 1BF

£290,000

Property Features

- Immaculate and Spacious Town House
- Well Planned Accommodation Over Three Floors
- Reception/Through Hallway
- Lounge
- Open Plan Kitchen / Dining / Family Room
- Guest Cloakroom
- Three Bedrooms
- En-suite, Family Bathroom
- Gardens to Front and Rear
- Allocated Parking for Two Vehicles

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculate and spacious town house situated within this highly desirable modern residential development. The property has well planned accommodation over three floors and benefits from both UPVC double glazing and gas fired central heating, with the accommodation briefly comprising: reception/through hallway, lounge, open plan kitchen/dining/family room, guest cloakroom, three bedrooms, en-suite, family bathroom, gardens to front and rear, allocated parking for two vehicles. Internal viewing is strongly recommended.

This beautifully presented family home occupies an enviable position within this highly desirable location, with the property itself being set behind a neat lawned fore garden, along with a tarmac driveway providing off road parking for two vehicles, a paved pathway leads to the front entrance with canopy storm porch, wall mounted courtesy light and front door leading through to:

RECEPTION HALLWAY

This through hallway provides an excellent first impression, with a staircase leading off to the first floor landing, ceiling light point, radiator, doors to:

GUEST CLOAKROOM

Comprising of a white 'Villeroy & Boch' suite of close coupled WC and corner wash hand basin with tiled splashback, ceiling light point, extractor fan, radiator.

KITCHEN

10' 0" x 8' 8" (3.06m x 2.66m)

This well planned breakfast kitchen has an excellent range of matching base units and drawers with roll top working surfaces over and matching up-stands, inset single drainer



stainless steel sink unit with hot and cold mixer tap which is set below a UPVC double glazed window to the front, built-in 'Neff' stainless steel oven with matching four ring hob, splashback and extractor hood over, recess and plumbing for automatic washing machine, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards with under-cupboard lighting and also to include the 'Potterton' central heating boiler, ceiling downlighters, open access leading to:

FAMILY/DINING ROOM

12' 2" x 15' 11" (3.72m x 4.87m)

This attractive room has UPVC double glazed bi-fold doors leading out onto the garden patio, ceiling light point, TV aerial point, radiator.

FIRST FLOOR LANDING

With a staircase leading off to the second floor, UPVC double glazed window overlooking the rear garden, radiator, doors to:

LOUNGE

15' 10" x 13' 1" (4.84m x 4.01m)

Beautifully presented with two UPVC double glazed windows to the front, ceiling light point, two radiators, TV aerial socket.

BEDROOM THREE

9' 0" x 8' 10" (2.75m x 2.71m)

Having a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

SECOND FLOOR LANDING

With a built-in cupboard, access to loft, ceiling light point, UPVC double glazed window overlooking the rear garden, radiator, door to:

BEDROOM ONE

13' 1" x 8' 10" (3.99m x 2.71m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator, door to:

EN-SUITE

4' 3" x 6' 8" (1.31m x 2.05m)

Comprising of a 'Villeroy & Boch' white suite of walk-in shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin, feature wall tiling, ceiling downlighters, extractor fan, obscure UPVC double glazed window to the front, radiator.



BEDROOM TWO

9' 1" x 8' 11" (2.78m x 2.72m)

Bedroom two has a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

FAMILY BATHROOM

6' 4" x 6' 9" (1.94m x 2.06m)

The family bathroom comprises of a white 'Villeroy & Boch' suite which comprises of a panelled bath, close coupled WC and pedestal wash hand basin, complementary wall tiling, ceiling downlighters, extractor fan, radiator.



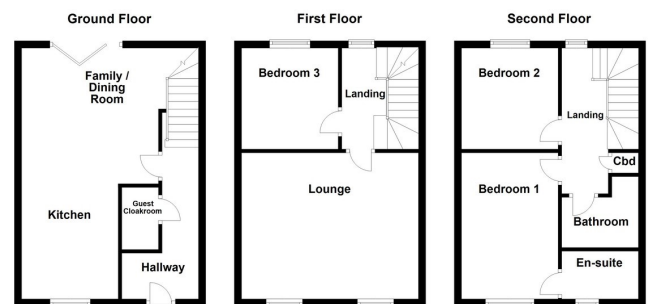
OUTSIDE

REAR GARDEN

There is a paved patio across the rear of the property which extends in the form of a pathway to the rear garden gate, with the garden itself mainly laid to lawn with stone chipped borders and to the rear corner of the garden is a hard standing housing the timber built garden shed.

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		94 A
81-91	B	84 B	
69-80	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