



Croft Close

Two Gates, Tamworth, Staffordshire, B77 1BF

£265,000

Property Features

- Modern and Extended End Terraced Residence
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Orangery
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Bedrooms, Family Bathroom
- Landscaped Rear Garden
- Two Car Parking Spaces

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and extended end terraced residence situated on this desirable new constructed development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, breakfast kitchen, orangery, master bedroom with en-suite, two further bedrooms, family bathroom, landscaped rear garden, two car parking spaces. Early internal viewing is considered essential.

This attractive three bedroom family home resides in this enviable position and has two car parking spaces to the fore, with a path leading to the composite front entrance door.

ENTRANCE HALL

Accessed via the double glazed composite front entrance door and having a ceiling light point, radiator, wall socket, inset brushed doormat, door into the guest cloakroom, door into:

LOUNGE

15' 10" x 15' 7" (4.83m x 4.75m)

The lounge offers ample floor space for free standing lounge furniture and has a feature media wall with TV recess with fitted TV connection point, UPVC double glazed window to the front aspect, ceiling light point, two radiators, wall sockets, staircase off to the first floor landing with storage cupboard beneath, quality tile effect flooring, open arch:

FITTED KITCHEN

15' 9" x 9' 1" (4.8m x 2.77m)

Having a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for fridge/freezer, built-in 'Neff' oven with additional storage above and beneath, roll



top working surfaces with matching up-stands, inset stainless steel one and half bowl sink and drainer unit with hot and cold mixer tap over, four ring 'Neff' gas hob with stainless steel splashback and extractor hood above, matching range of wall units offering further storage space, continuing breakfast bar with chair recess beneath, radiator, ceiling downlighters, double glazed window and French doors to:

ORANGERY

13' 8" x 9' 5" (4.17m x 2.87m)

This superb additional sitting room is positioned to the rear of the property and has a glass roof lantern, UPVC double glazed window overlooking the rear garden with matching French doors opening to rear patio, wall sockets, radiator, marble effect tiled flooring.



GUEST CLOAKROOM

5' 11" x 2' 9" (1.8m x 0.84m)

The matching 'Villeroy & Bosh' suite comprises of a close coupled WC, corner pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling light point, radiator, obscure UPVC double glazed window to the front aspect, tiled flooring.



FIRST FLOOR LANDING

Having loft hatch access, wall socket, UPVC double glazed window to the side aspect, door into the overstairs storage cupboard, doors to:

BEDROOM ONE

9' 1" x 11' 1" (2.77m x 3.38m)

The master bedroom has ample floor space for free standing double bed and wardrobes, UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, door into:



EN-SUITE

4' 0" x 9' 1" (1.22m x 2.77m)

The refitted en-suite has half tiled surround with a matching 'Villeroy & Bosh' suite which comprises of a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, walk-in shower with enclosed shower fitment, glass side screen and sliding glass doors, ceiling downlighters, extractor fan, radiator, tile effect flooring.



BEDROOM TWO

8' 0" x 9' 8" (2.44m x 2.95m)

Again being a double bedroom and having a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket.

BEDROOM THREE

9' 11" x 7' 6" (3.02m x 2.29m)

The well proportioned third bedroom boasts a feature UPVC double glazed window to the front aspect with part vaulted ceiling, wall socket, radiator, ceiling light point.

FAMILY BATHROOM

6' 0" x 6' 5" (1.83m x 1.96m)

The attractive 'Villeroy & Bosh' matching suite comprises of a panelled bath with hot and cold mixer tap over, half tiled surround, close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, ceiling downlighters, extractor fan, radiator, obscure UPVC double glazed window to the rear, tile effect flooring.

OUTSIDE

REAR GARDEN

This low maintenance and landscaped rear garden offers ample outdoor living, social and entertainment space, and is made up of flagstone patio throughout, along with an artificial lawned area, space for free standing hot tub with timber shed adjacent, timber fencing to all boundaries, continuing path leading to the front entrance gate.

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	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a 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