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Hampton Close

Perrycrofts, Tamworth, B79 8TX

£259,950

Property Features

- Well-Presented Semi-Detached Residence
- Popular Residential Location
- Entrance Hall
- Through Lounge, Dining Room
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Garage and Driveway
- Well Maintained Rear and Fore Garden
- Viewing Strongly Recommended

Full Description

Taylor Cole Estate Agents are thrilled to present this admirable and well-situated family home nestled in one of the most desirable areas that Tamworth has to offer. This property offers a myriad of opportunity for renovation to craft a fantastic family home whilst being in desirable school catchment.

The home has an inviting facade with the property sat at the foot of a mature front aspect, having a tandem block-paved driveway leading up to the front entrance door and a verdant front garden running adjacent. Upon entering you can instantly appreciate the space offered by the ground floor, with a host of potential reception room and scope for modernisation.

The property features a single-storey extension to the rear offering superb dining space, having the main focal point of reception coming from a spacious through lounge. The breakfast kitchen provides ample space with work surfaces lining both walls in combination with wall mounted cupboard and base units throughout offering ideal storage space.



ENTRANCE HALL

THROUGH LOUNGE

12' 5" x 23' 4" (3.78m x 7.11m)

BREAKFAST KITCHEN

8' 5" x 20' 6" (2.57m x 6.25m)

DINING ROOM

6' 11" x 8' 10" (2.11m x 2.69m)

Stepping onto the first floor landing you are met with three spacious bedrooms with those on the front of the property enjoying panoramic views due to the property's elevation. The bathroom benefits from a spacious three piece suite with close coupled WC, pedestal hand wash basin and sliding shower cubicle. The landing provides access to full height airing cupboard and loft hatch access.

FIRST FLOOR LANDING

BEDROOM ONE

10' 2" x 11' 11" (3.1m x 3.63m)

BEDROOM TWO

9' 7" x 11' 2" (2.92m x 3.4m)

BEDROOM THREE

8' 3" x 8' 10" (2.51m x 2.69m)

BATHROOM

8' 9" x 5' 6" (2.67m x 1.68m)



OUTSIDE

REAR GARDEN

The rear garden offers a private setting with raised timber fencing bordering the plot and mature flowerbeds and shrubbery surrounding a main slab paved patio area providing a wonderful space for freestanding garden furniture, side access runs along the left border of the property offering access to the garage which provides fantastic storage space with an up and over garage door.

VIEWING

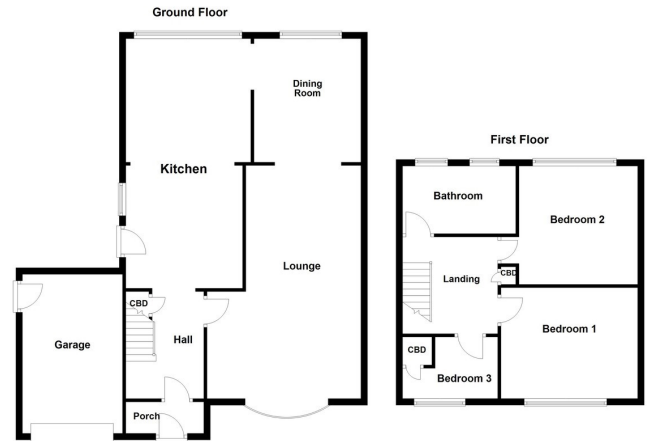
By prior appointment with Taylor Cole Estate Agents on the contact number provided.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

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.



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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