



Mercia Close

Tamworth, Staffordshire, B79 8LZ

£265,000



# Property Features

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- Charming Two Bedroom Link Detached Property
- Entrance Hall
- Living Room
- Kitchen/Breakfast Room
- Dining Area
- Cloak Area
- Two Double Bedrooms
- Bathroom
- Private and Enclosed Rear Garden
- Driveway

## Full Description

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Introducing this charming two double bedroom link detached property, ideally located on the sought-after north side of Tamworth. The extended family home is situated within a quaint cul-de-sac setting and is wonderfully positioned for superb school catchments, shopping amenities and transportation links.

### GROUND FLOOR

Upon entering the property through the secure and newly installed composite front entrance door, you are greeted by a hall which leads to a cosy living room, fitted with an air conditioning/heating system, along with a feature dropped ceiling with LED lighting surround and zinc strip edging. The open plan kitchen/breakfast room, seamlessly extended into a dining space, overlooks the rear garden, providing a delightful setting for family meals or entertaining guests and provides opportunity to be reconfigured to suit your requirements.

### LIVING ROOM

10' 11" x 15' 10" (3.33m x 4.83m)

### DINING AREA

15' 11" x 10' 10" (4.85m x 3.3m)

### KITCHEN/BREAKFAST ROOM

6' 5" x 8' 11" (1.96m x 2.72m)

### CLOAK AREA

7' 10" x 6' 4" (2.39m x 1.93m)

### FIRST FLOOR

The first floor, there are two generously sized double bedrooms, with the option to revert the master bedroom back to its original format into two separate rooms if



needed, giving you a then three bedroomed home. The lovely family bathroom adds a touch of luxury to this home. Noteworthy is the recent installation of an air conditioning/heating system, ensuring comfort throughout the seasons and offering cost-effective operation.

#### BEDROOM ONE

15' 10" x 11' 0" (4.83m x 3.35m)

#### BEDROOM TWO

10' 6" x 11' 0" (3.2m x 3.35m)

#### BATHROOM

7' 8" x 6' 10" (2.34m x 2.08m)

#### OUTSIDE

##### REAR GARDEN

Externally, the property features a spacious front paved driveway, accommodating multiple vehicles and adjacent to a garage at the side of the property. The private and enclosed rear garden is a tranquil oasis, featuring a paved slabbed area perfect for outdoor furniture and entertainment. The tiered garden, adorned with plants and shrubs, creates a picturesque backdrop and is enclosed with fencing for added privacy.

##### 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

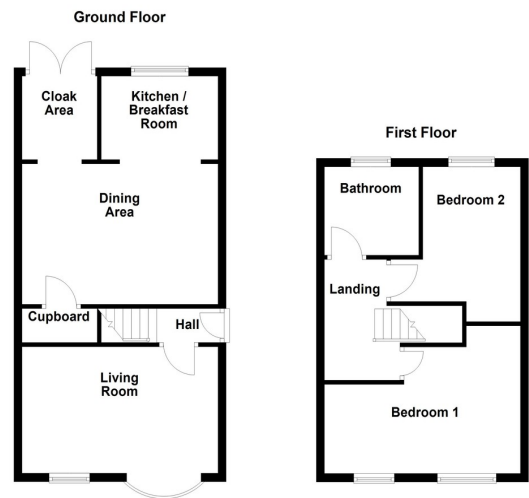
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

##### VIEWING

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 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