



Spicer Close
, Tamworth, Staffordshire, B79 8FG

Offers In Excess Of £229,950

Property Features

- Newly Built End of Terrace Home
- Welcoming Entrance Hall
- Guest Cloakroom
- Cosy Lounge
- Kitchen / Dining Area
- Two Generous Sized Bedrooms
- Modern Family Bathroom
- Outstanding Rear Garden
- Driveway & Fore Garden
- Freehold

Full Description

Introducing this recently constructed end of terrace residence situated within the newly developed community of Coton Green, Tamworth. As you approach, the property is set back behind a tandem driveway, complemented by a well maintained lawned fore garden. A convenient side entrance gate guides you to the rear garden, while a welcoming front entrance door awaits at the end of a slabbed path.

GROUND FLOOR

Upon entering, the ground floor unveils a gracious entrance hall, featuring a staircase leading to the first-floor landing. The hall provides access to the downstairs guest cloakroom and leads into the inviting living room. The cozy living space boasts a window overlooking the front and a convenient storage cupboard, seamlessly transitioning into the well-appointed kitchen/dining area. The kitchen showcases modern, coordinated wall and base units, ample floor space for a breakfast table, and doors and windows opening onto the rear garden.

LIVING ROOM

9' 05" x 15' 00" (2.87m x 4.57m)

KITCHEN / DINING AREA

12' 07" x 9' 00" (3.84m x 2.74m)

GUEST CLOAKROOM

4' 08" x 2' 11" (1.42m x 0.89m)



FIRST FLOOR

Ascend to the first floor, where a well-lit landing area awaits, featuring loft hatch access and doors leading to the spacious master bedroom. This room boasts a feature slat-panelled wall, generous floor space for a double bed, and a window offering picturesque views of the rear garden. The second bedroom, currently utilized as a nursery, features newly fitted wardrobes and a window overlooking the front. Nestled between the bedrooms, the family bathroom presents a stylishly matching fitted suite.

BEDROOM ONE

8' 00" x 12' 08" (2.44m x 3.86m)

BEDROOM TWO

10' 07" x 8' 06" (3.23m x 2.59m)

FAMILY BATHROOM

5' 06" x 6' 03" (1.68m x 1.91m)

REAR GARDEN

The standout feature of this property is the meticulously landscaped rear garden, designed to the highest standards. Two thoughtfully angled patio areas provide an ideal outdoor seating space, surrounded by a neat lawn bordered by fencing. The garden is enhanced with courtesy outdoor lighting, creating a serene and enchanting atmosphere for both relaxation and entertaining. This modern two-bedroom end-of-terrace home effortlessly combines style, comfort, and contemporary living in the heart of Coton Green.

ANTI MONEY LAUNDERING

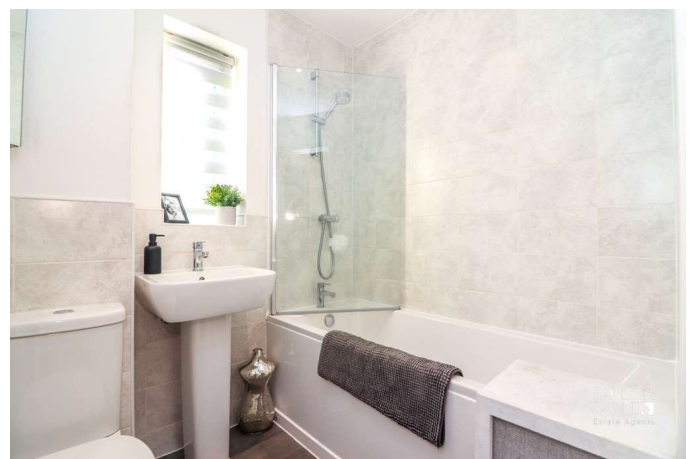
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

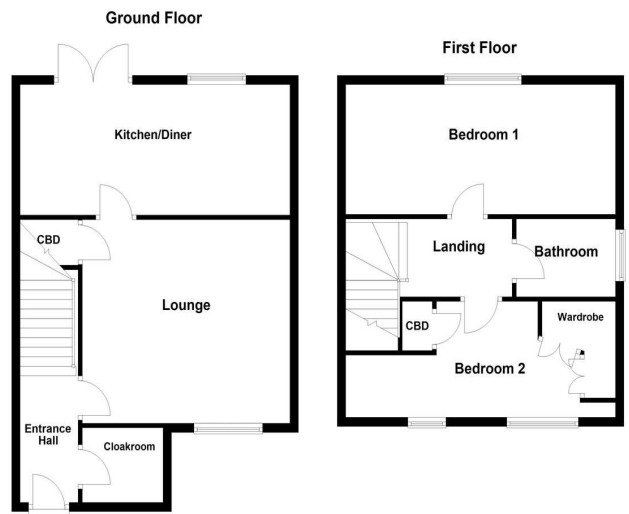
TENURE

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		97 A
81-91	B	83 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 and 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