



Bingley Avenue  
, Tamworth, B78 3BU

Offers Over £250,000



# Property Features

---

- Modern Mid Terraced Residence
- Entrance Hall
- Lounge
- Stunning Kitchen / Dining Area
- Guest Cloakroom
- Three Bedrooms
- Family Bathroom
- Attractive Rear Garden
- Two Allocated Parking Spaces
- Freehold

## Full Description

---

Welcome to this charming three-bedroom modern home nestled within a newly built residential development, just a stone's throw away from Venture Park, boasting an array of shopping amenities and eateries. The location also provides swift access to excellent commuting links, local schooling options, and serene canal towpath walks.

### GROUND FLOOR

Upon arrival, you're greeted by the convenience of two allocated parking spaces positioned right in front of the property. A tidy pathway leads to the secure front entrance door which offers a canopy storm porch above.

Step inside to discover a snug entrance hall, providing access to the guest cloakroom and leading seamlessly to the spacious lounge. With its front aspect view and generous floor space, the lounge invites you to unwind and entertain, offering ample room for freestanding lounge furniture and access to the stairs which take you to the first floor landing. Passing through the lounge to the stunning kitchen dining area which boasts a striking array of matching wall and base units, complemented by integrated appliances, while the dining section provides ample space for a freestanding dining room table and grants access to the rear garden through French doors.

### LIVING ROOM

14' 05" x 12' 00" (4.39m x 3.66m)

### KITCHEN / DINING AREA

14' 11" x 8' 09" (4.55m x 2.67m)

### GUEST CLOAKROOM

6' 04" x 2' 09" (1.93m x 0.84m)



## FIRST FLOOR

Venturing to the first floor, you'll find a landing offering loft hatch access and entry to three attractive bedrooms, all generously proportioned to cater to various lifestyles. A modern bathroom completes this level, featuring a matching three-piece suite, perfect for relaxation.

### BEDROOM ONE

8' 01" x 12' 02" (2.46m x 3.71m)

### BEDROOM TWO

9' 04" x 8' 01" (2.84m x 2.46m)

### BEDROOM THREE

8' 10" x 6' 06" (2.69m x 1.98m)

### BATHROOM

6' 06" x 10' 03" (1.98m x 3.12m)

### EXTERNAL

Outside, the well-maintained rear garden beckons with a slab-paved patio area, ideal for alfresco dining and leisurely moments. Beyond lies a lush lawn, bordered by timber fencing for privacy, and a side-entrance gate offers convenient access.





## ANTI MONEY LAUNDERING

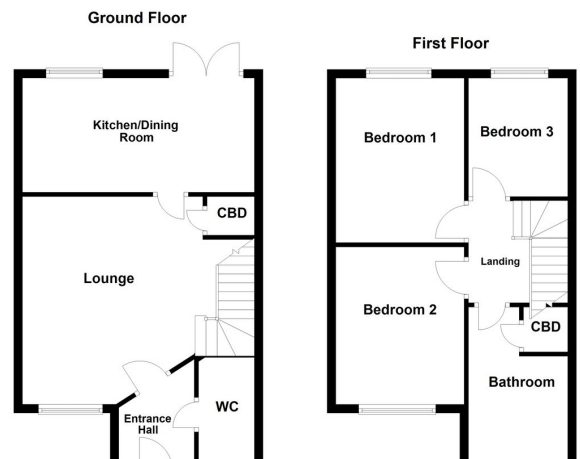
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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

8 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