



Quince

Amington, Tamworth, Staffordshire, B77 4EU

Offers Over £245,000

# Property Features

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- Detached Two Bedroom Bungalow
- Spacious Lounge
- Modern Kitchen
- Bright Sun Room
- Master Bedroom with Fitted Wardrobes
- Versatile Second Bedroom
- Fitted Wet Room
- Generous Rear Garden
- Tandem Driveway and Garage
- No Onward Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this two bedroom bungalow located in this popular residential location. The property is offered with no onward chain and provides an excellent opportunity for owners looking for a 'blank canvas' to create their dream home. The property is set behind a lawned fore garden with pathway leading to the front entrance.

### INTERNAL

Upon entering, you are greeted by a reception hallway adorned with built-in storage, setting the tone for the thoughtful layout that distinguishes reception and sleeping quarters. The bright and spacious lounge provides a welcoming space for relaxation and entertainment, while the well appointed kitchen boasts roll top working surfaces, matching base units, and cupboards, complemented by a sun room offering views of the surrounding garden.

The sleeping quarters, discreetly situated at the rear of the home, offer a peaceful sanctuary, with the main bedroom featuring fitted wardrobes for added convenience. The fitted wet room provides an electric shower, wall-mounted hand wash basin, and close-coupled WC.

### LOUNGE

10' 5" x 15' 10" (3.19m x 4.84m)

### KITCHEN

10' 2" x 7' 10" (3.12m x 2.40m)

### SUN ROOM

9' 1" x 13' 8" (2.78m x 4.19m)



### BEDROOM ONE

9' 0" x 11' 3" (2.75m x 3.43m)

### BEDROOM TWO

6' 10" x 9' 4" (2.09m x 2.87m)

### WET ROOM

4' 9" x 6' 2" (1.47m x 1.90m)

### EXTERNAL

Stepping outside, the rear garden beckons with its boundless potential, with a blend of patio and lawn areas. Enclosed by hedges, the garden provides a tranquil backdrop for outdoor gatherings. A tarmac driveway located to the rear offers tandem parking, complemented by a freestanding single garage, providing ample storage space for vehicles and belongings.

Presented as a blank canvas with no furnishings, this property offers limitless possibilities for customisation, making it the perfect canvas to bring your vision to life.

### 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		86 B
69-80	C		
55-68	D	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