



Hadrians Close

Two Gates, Tamworth, B77 1EP

Offers Over £290,000

Property Features

- Stunning Three Bedroom Detached
- Meticulous Renovation Throughout
- Spacious Family Lounge/Dining Room
- Attractive Fitted Kitchen
- Two Double Bedrooms
- Versatile Third Bedroom
- Immaculate Luxury Bathroom
- Sunny Rear Garden
- New Consumer Unit & Gas Central Heating
- Freehold

Full Description

Taylor Cole Estate Agents are delighted to welcome 'for sale' this outstanding three bedroom detached family home. Nestled within a coveted locale and meticulously renovated by the current vendors, this exceptional property seamlessly marries functionality with style, offering a haven of contemporary living. Situated in close proximity to a plethora of local amenities including esteemed schooling, shopping facilities, and convenient commuter links and benefitting from new consumer unit and renewal of the gas central heating system.

GROUND FLOOR

Upon entering, a bright entrance hall sets the tone for the home's inviting ambience, leading gracefully into a welcoming reception hallway adorned with tasteful exposed brick accents. The ground floor unfolds effortlessly, with the front of the residence boasting an outstanding kitchen exquisitely refitted with an array of attractive units, complemented by an adjacent utility room providing access to a convenient garage store and guest cloakroom. At the rear, a spacious family lounge/dining room beckons, seamlessly merging with an illuminating sun room that offers private views and access to the rear garden, creating the perfect setting for relaxation and entertainment.



RECEPTION HALLWAY

FAMILY LOUNGE/DINING ROOM

16' 1" x 11' 0" (4.92m x 3.37m)

REFITTED KITCHEN

8' 1" x 11' 6" (2.47m x 3.53m)

SUN ROOM

12' 0" x 9' 1" (3.67m x 2.79m)

UTILITY ROOM

7' 1" x 4' 8" (2.16m x 1.43m)

GUEST CLOAKROOM

2' 4" x 3' 9" (0.72m x 1.16m)

FIRST FLOOR

Ascending the stairs, the first floor unveils three fantastic bedrooms, with bedrooms one and two boasting generous double proportions, while the third bedroom offers versatility, ideal for use as a home office or dressing room. A luxurious family bathroom serves as a sanctuary of indulgence, adorned with a timeless white and black suite, featuring luxury tiled surrounds, a clawfoot bathtub with a shower screen and fitment over, a vanity sink unit with an LED smart mirror, and a close-coupled WC, ensuring both style and functionality.

BEDROOM ONE

10' 0" x 11' 10" (3.07m x 3.62m)

BEDROOM TWO

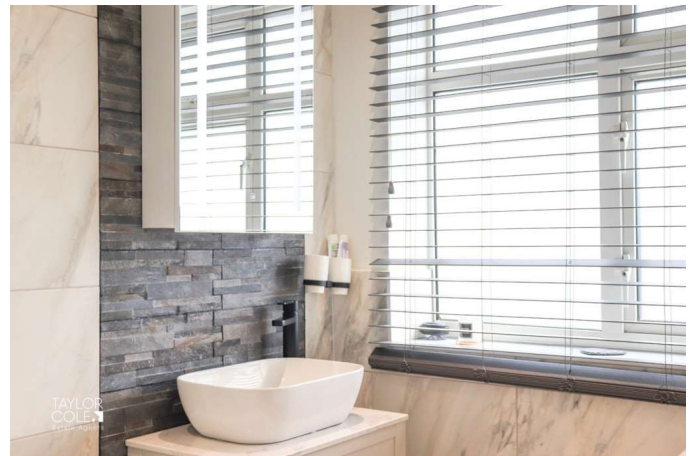
11' 5" x 9' 5" (3.48m x 2.88m)

BEDROOM THREE

8' 4" x 6' 1" (2.56m x 1.86m)

LUXURY BATHROOM

5' 3" x 8' 9" (1.62m x 2.67m)



EXTERNAL

Stepping outside, the property boasts a radiant rear garden enjoying the sunlight throughout the day, meticulously landscaped to perfection. A well-appointed slab paved patio provides ample space for outdoor seating and entertainment, while verdant lawns adorned by slate chipped borders offer a picturesque backdrop, ideal for family gatherings and alfresco dining. Enclosed by secure timber fencing, the garden ensures privacy and security, completing this idyllic retreat for modern family living.



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		85 B
69-80	C		
55-68	D	64 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