



Claremont Road
Tamworth, Staffordshire, B79 8EW

£280,000

Property Features

- Meticulously Renovated Semi Detached Property
- Entrance Porch
- Dual Aspect Family Lounge
- Dining Area
- Attractive Fitted Kitchen
- Utility Area
- Three Bedrooms
- Family Bathroom
- Garage, Driveway
- Rear Garden

Full Description

Welcome to an outstanding example of family living – a meticulously renovated three-bedroom semi-detached home that seamlessly blends stunning interiors with a tastefully presented facade. From the moment you step inside, you'll be captivated by the thoughtful design and impeccable attention to detail that sets this home apart.

GROUND FLOOR

The ground floor invites you into a bright and inviting entrance porch, setting the stage for the elegance that awaits within. The superb open aspect living accommodation offers an uninterrupted flow between reception areas, beginning with a generous dual-aspect family lounge bathed in natural light. Characterized by tasteful features and anchored by a multi-fuel log burner, this space sets the scene for cozy winter nights and lively gatherings alike.

The dining area, positioned at the rear of the property, offers picturesque views of the rear garden, creating the perfect backdrop for family meals and entertaining. It seamlessly feeds into the attractive fitted kitchen, where sleek units, square top working surfaces, and cupboards abound. The kitchen also boasts a convenient utility area and a doorway leading out onto the side aspect of the home, ensuring easy access to outdoor living spaces.



ENTRANCE PORCH

8' 8" x 3' 2" (2.65m x 0.97m)

FAMILY LOUNGE

23' 6" x 9' 6" (7.17m x 2.91m)

KITCHEN/DINING AREA

20' 6" x 5' 10" (6.25m x 1.80m)

UTILITY AREA

4' 3" x 4' 0" (1.32m x 1.23m)

FIRST FLOOR

Upstairs, the home continues to impress with two superb double bedrooms, each offering generous proportions to accommodate a host of bedroom furnishings. These bedrooms offer views to the front and rear aspects respectively, providing peaceful retreats for rest and relaxation. A third bedroom, currently utilized as a home office, offers versatile accommodation options to suit your needs.

The pleasant family bathroom cleverly accommodates a matching three-piece suite, complete with a panelled bathtub with shower fitment and screen enclosing, pedestal hand wash basin, and close-coupled WC – all enveloped in a quality tiled surround.

BEDROOM ONE

12' 7" x 9' 6" (3.84m x 2.90m)

BEDROOM TWO

10' 2" x 8' 5" (3.10m x 2.58m)

BEDROOM THREE

6' 3" x 4' 8" (1.93m x 1.43m)

FAMILY BATHROOM

4' 3" x 8' 11" (1.30m x 2.74m)

OUTSIDE

Outside, the rear garden beckons with a serene retreat, offering a beautiful medley of functional spaces designed for outdoor enjoyment. A wonderful slab paved patio provides seating and entertainment space, enclosed by tasteful picket fencing. Beyond lies a pleasant lawn area bordered by well-kept flowerbeds, creating a picturesque backdrop for outdoor gatherings and relaxation.



Completing the picture is the side aspect of the home, boasting a freestanding single garage with a tandem tarmac driveway to its fore, ensuring ample parking space for multiple vehicles. The plot itself is enveloped by secure timber fencing, offering privacy and security for the whole family to enjoy.

ANTI MONEY LAUNDERING

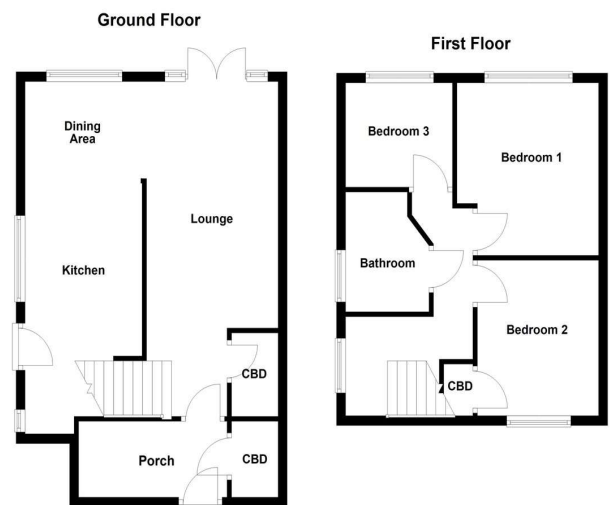
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		74 C
55-68	D	59 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