



Wesley Way
Amington, Tamworth, B77 3JQ

£280,000

Property Features

- Well-Presented Three Bedroom Semi-Detached
- Spacious Family Lounge
- Receptive Dining Room
- Attractive Open Aspect Kitchen
- Guest Cloakroom
- Three Good Sized Bedrooms
- Incredible Family Bathroom
- Low Maintenance Rear Garden
- Sought After Location
- No Onward Chain

Full Description

Welcome to this charming and meticulously maintained three-bedroom semi-detached family home, perfectly poised to cater to your every need. Nestled in a sought-after locale, this property offers a harmonious blend of comfort, convenience, and contemporary living.

THE FORE

Approaching the home, you are met by a mature frontage with a tarmac frontage offering generous parking facilities with a tandem aspect adorning the side of the home leading to a detached single garage.

GROUND FLOOR

The ground floor boasts an impressive layout, starting with a spacious family lounge that basks in natural light pouring through the bay window. French doors seamlessly connect this space to the delightful dining room, creating an ideal setting for entertaining or cosy family dinners. Step outside onto the patio through another set of French doors, extending your living space into the serene outdoors. Adjacent to the dining room, discover a generously sized breakfast kitchen exuding both style and functionality. Quality wooden worktops and tiled upstands add a touch of sophistication to this culinary haven.



RECEPTION HALL

LOUNGE

13' 2" x 12' 9" (4.02m x 3.90 (Max)m)

DINING ROOM

9' 6" x 11' 10" (2.92m x 3.62m)

BREAKFAST KITCHEN

11' 8" x 11' 10" (3.57m x 3.63m)

GUEST CLOAKROOM

2' 8" x 4' 3" (0.82m x 1.32m)

FIRST FLOOR

Upstairs, three well-proportioned bedrooms await, offering versatile accommodation options to suit your lifestyle. The main bedroom enjoys a tranquil outlook over the front aspect and boasts ample space, complete with built-in sliding wardrobes for added convenience. Bedroom two mirrors these qualities, with the bonus of additional built-in storage. Currently utilised as an office, the third bedroom offers flexibility to accommodate your evolving needs. A recently renovated family bathroom exudes luxury, featuring a sleek three-piece suite complemented by quality tiled surrounds. Indulge in the modern walk-in shower enclosure, alongside a matching vanity sink unit and close-coupled WC.

BEDROOM ONE

10' 11" x 10' 6" (3.35m x 3.21m)

BEDROOM TWO

6' 3" x 9' 3" (1.91m x 2.83m)

BEDROOM THREE

5' 4" x 12' 0" (1.65m x 3.68m)

FAMILY BATHROOM

4' 11" x 9' 2" (1.52m x 2.80m)



OUTSIDE

Outside, the rear garden beckons with its enchanting allure. Designed for low-maintenance living, the block-paved patios provide the perfect spot for al fresco dining and entertaining. Meandering pathways, lined with decorative slabs and bordered by lush shrubbery, invite leisurely strolls amidst vibrant flora.

ANTI MONEY LAUNDERING

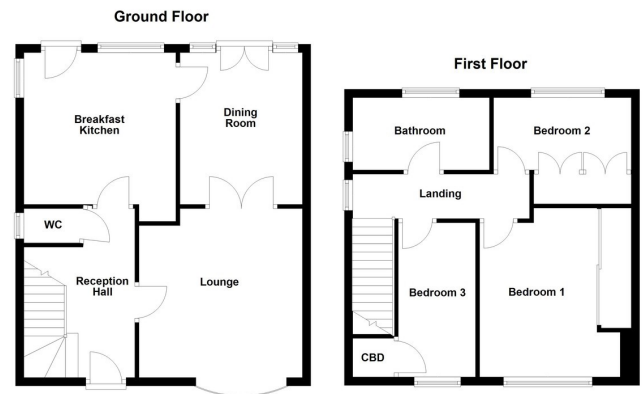
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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