



Moor Lane
Bolehall, Tamworth, B77 3LJ

Offers Over £390,000

Property Features

- Exceptional Detached Family Home
- Welcoming Entrance Hall
- Cosy Living Room & Open Dining Area
- Beautiful Open Kitchen
- Lean-to Utility & Guest Cloakroom
- Three Generous Sized Bedrooms
- Attractive Family Bathroom
- Outstanding Rear Garden
- Garden Room
- Driveway & Garage

Full Description

Welcome to this exceptional three-bedroom detached family home, a true gem nestled within the charm of a historic era. Dating back to 1910, this immaculately presented residence exudes elegance and character, occupying a prominent position on a well-regarded road.

THE FORE

Approaching the property, a side aspect driveway gracefully sweeps towards the garage, providing ample off-road parking facilities. A well presented lawned foregarden enhances the home's curb appeal, framed by steps descending through a retaining wall which elevates the property from the road side creating privacy. Beneath a canopy storm porch, the composite entrance door beckons you inside.

GROUND FLOOR

Upon entry, you are greeted by a welcoming ambiance in the entrance hall. To your right, a staircase leads to the first-floor landing, while doors open into various living spaces. The cosy living room, adorned with a feature bay window overlooking the front aspect, offers ample room for relaxation and seamlessly connects to the dining area, delineated by internal bi-folding doors. This versatile layout ensures effortless entertaining. Continuing the flow, the dining area transitions into a beautiful fitted kitchen, boasting a harmonious blend of wall and base units. Adjacent to the kitchen lies a side conservatory lean-to, serving as a utility space and providing access to the guest cloakroom.



LIVING ROOM

13' 09" x 11' 08" (4.19m x 3.56m)

DINING AREA

11' 01" x 11' 08" (3.38m x 3.56m)

OPEN KITCHEN

9' 01" x 12' 05" (2.77m x 3.78m)

CONSERVATORY

6' 01" x 15' 10" (1.85m x 4.83m)

GUEST CLOAKROOM

6' 00" x 2' 07" (1.83m x 0.79m)

FIRST FLOOR

Ascending to the first floor, an attractive landing awaits, featuring a convenient storage cupboard and granting access to three generously proportioned bedrooms. The family bathroom, conveniently positioned off the landing, features a three-piece suite, catering to everyday needs with style and functionality.

MASTER BEDROOM

13' 10" x 10' 11" (4.22m x 3.33m)

BEDROOM TWO

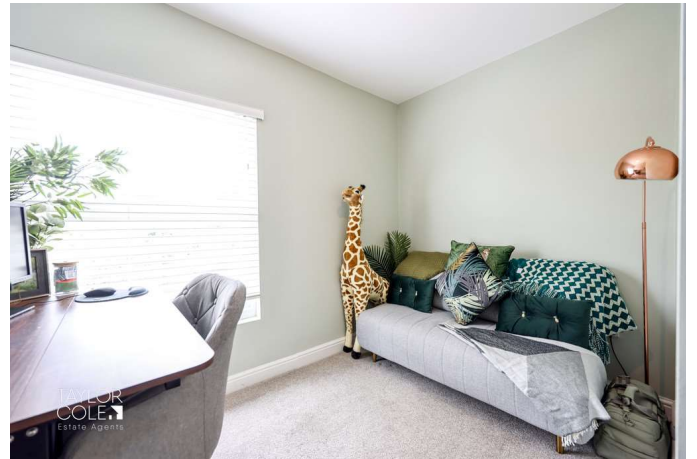
11' 02" x 11' 08" (3.4m x 3.56m)

BEDROOM THREE

9' 02" x 7' 10" (2.79m x 2.39m)

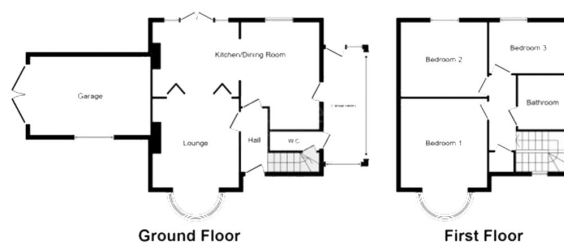
FAMILY BATHROOM

7' 09" x 5' 03" (2.36m x 1.6m)



THE REAR

Stepping into the rear garden, a captivating outdoor oasis unfolds before you. A paved patio area sets the stage for alfresco dining and lounging, extending to a quaint side courtyard patio, ideal for intimate gatherings. Beyond, a raised lawn area adorned with charming borders invites you to unwind amidst nature's beauty. An additional patio at the rear of the property provides yet another space for outdoor seating. Completing this idyllic setting is a garden cabin boasting bi-folding doors, offering a versatile outdoor living area with the convenience of power and storage options.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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