



Elm Tree Walk

Coton Green, Tamworth, Staffordshire, B79 8LL

£220,000

Property Features

- Attractive Semi Detached Bungalow
- Discreetly Positioned
- Inviting Reception Hall
- Open Aspect Family Lounge
- Well-Presented Kitchen
- Two Bedrooms
- Sleek Bathroom
- Wonderful Rear Garden
- Detached Garage
- Popular Residential Location

Full Description

Nestled in a wonderfully private spot in the highly regarded area of Coton Green, this attractive semi-detached bungalow is the epitome of comfortable and convenient living. The property offers dual access from both the front and rear, enhancing its appeal and functionality.

INTERNAL

As you step inside, you are welcomed by a bright and inviting entrance hall. The spacious family lounge boasts an open aspect to a tastefully fitted kitchen adorned with a range of quality units, creating a seamless flow for both relaxation and entertaining. An illuminating conservatory provides excellent supplementary reception space, perfect for enjoying natural light throughout the day. Positioned to the rear of the home are two wonderful bedrooms offering versatile accommodation options, ideal for families, couples, or individuals seeking extra space.

ENTRANCE HALL

OPEN ASPECT LOUNGE

16' 10" x 13' 1" (5.14m x 4.01m)

KITCHEN AREA

9' 9" x 8' 4" (2.99m x 2.55m)

CONSERVATORY

16' 7" x 8' 6" (5.07m x 2.60m)



BEDROOM ONE

11' 11" x 10' 2" (3.64m x 3.12 (Max)m)

BEDROOM TWO

8' 9" x 8' 1" (2.69m x 2.48m)

BATHROOM

6' 0" x 5' 6" (1.85m x 1.68m)

EXTERNAL

The rear garden is a stunning composition of low maintenance charm. A delightful pebbled area adorned with decorative slab paving acts as a lovely seating area, surrounded by tastefully manicured shrubbery borders. An adjacent decking area provides an additional external entertainment space, perfect for hosting gatherings or enjoying a quiet evening outdoors.

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.

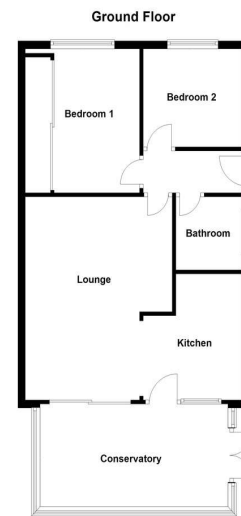
TENURE

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 | | 88 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