



**Briar**

Amington, Tamworth, Staffordshire, B77 4DY

**£265,000**

# Property Features

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- Charming Semi Detached Family Home
- Attractive Front Aspect
- Family Lounge & Dining/Sitting Room
- Tastefully Designed Kitchen
- Guest Cloakroom
- Two Double Bedrooms
- Versatile Third Bedroom
- Sleek Bathroom
- Vibrant Rear Garden
- Desirable Location

## Full Description

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Presenting this charming semi detached family home set within one of Tamworth's most desirable residential areas, set behind an attractive frontage consisting of a block paved driveway with well-kept lawns adjacent, the property offers ample off road parking.

Stepping inside, the reception hall welcomes you into the home and sets an inviting ambience that continues throughout. A wealth of reception space is presented with a cosy and comforting lounge, centred around a feature fireplace and having pleasant views over the rear garden. Following on from the lounge, a thoughtful extension gives way to a spacious dining/sitting room that offers access to the rear garden.

Adjacent to this is a tastefully designed kitchen, adorned with a range of quality units and worktops with modern appliances effortlessly integrated. A generously proportioned garage provides excellent storage facility and opportunity for conversion. A guest cloakroom completes the ground floor ensemble and adds convenience to residents and guests alike.

### RECEPTION HALLWAY

#### LOUNGE

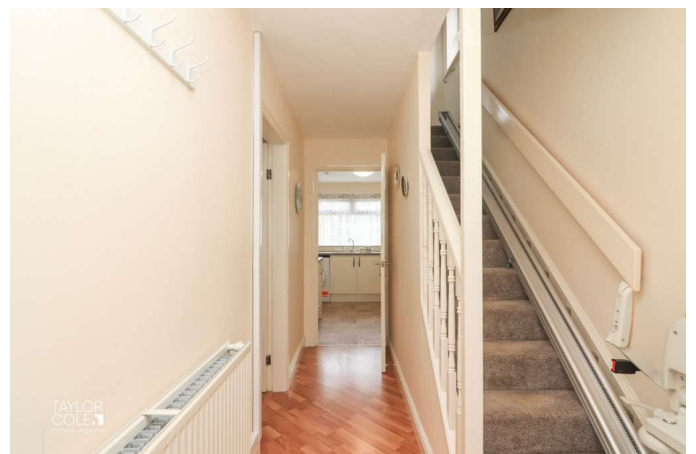
10' 4" x 14' 9" (3.17m x 4.50m)

#### DINING ROOM

19' 10" x 8' 8" (6.05m x 2.66m)

#### KITCHEN

7' 8" x 9' 8" (2.34m x 2.96m)



## GUEST CLOAKROOM

2' 11" x 5' 5" (0.90m x 1.66m)

## FIRST FLOOR

Upstairs, the property offers three magnificent bedrooms with the first and second bedroom comfortably offering double proportions with fitted storage solutions, allowing for ample space to accommodate a range of freestanding furniture. The third bedroom offers a versatile space to provide a multitude of accommodation options and cater to various lifestyles.

A lovely family bathroom showcases quality tiled surround and hosts a matching three piece suite having a sleek walk-in shower tray with enclosing screen adjacent alongside a vanity bathroom unit with inset hand wash basin and close coupled WC.

## BEDROOM ONE

10' 0" x 12' 11" (3.05m x 3.96m)

## BEDROOM TWO

10' 0" x 9' 8" (3.05m x 2.97m)

## BEDROOM THREE

6' 9" x 10' 0" (2.07m x 3.06m)

## BATHROOM

6' 2" x 6' 7" (1.89m x 2.03m)

## GARAGE

7' 7" x 32' 4" (2.33m x 9.86m)

## REAR GARDEN

Outside, the rear garden offers a vibrant oasis adorned by a vast array of flora and plant life, creating a private and relaxing retreat. Slab paving allows for external seating and entertainment, whilst sturdy timber fencing to the boundaries ensures security and peace of mind.

## 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.

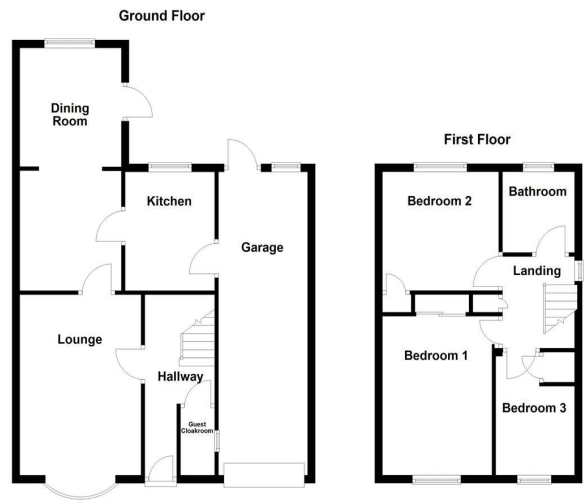


**TENURE**

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		78 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