



Cromwell Road

Coton Green, Tamworth, B79 8ND

£315,000

Property Features

- Delightful Link Detached Family Home
- Welcoming Reception Hallway
- Spacious Through Lounge
- Tastefully Presented Kitchen
- Three Generous Bedrooms
- Impressive Family Bathroom
- Attractive Rear Garden
- Freehold
- Highly Regarded Location
- Close to Local Schooling

Full Description

Welcome to this delightful link-detached family home, nestled in a superb cul de sac location and set behind an attractive frontage. This residence boasts spacious and contemporary interiors, perfect for modern family living.

GROUND FLOOR

As you step inside, you are greeted by a charming entrance porch complete with a built-in cupboard, providing instant storage for coats and shoes.

The warm and welcoming reception hallway leads you to a spacious through lounge/dining room, featuring generous proportions for a range of freestanding furnishings and an illuminating dual aspect. Adding to the cosy allure, a conservatory at the rear offers additional reception space and access to the rear garden.

The ground floor is completed by a tastefully presented kitchen, well-appointed with a range of base units and drawers, complemented by roll-top working surfaces, and providing further access to the rear garden.

RECEPTION HALL

THROUGH LOUNGE/DINER

24' 0" x 12' 0" (7.34m x 3.66 (Max) m)

CONSERVATORY

10' 9" x 7' 6" (3.28m x 2.29m)



KITCHEN

9' 10" x 8' 7" (3.02m x 2.64m)

FIRST FLOOR

Upstairs, three incredible bedrooms offer generous proportions to accommodate a variety of needs. Two of the bedrooms comfortably serve as double bedrooms, while the versatile third bedroom provides flexibility for use as a guest room, home office, or nursery. Enhancing the functionality and appeal, a beautifully fitted family bathroom features a sleek three-piece suite, enveloped in quality tiled surrounds, and benefits from a lucent dual aspect.

BEDROOM ONE

11' 6" x 10' 4" (3.51m x 3.15m)

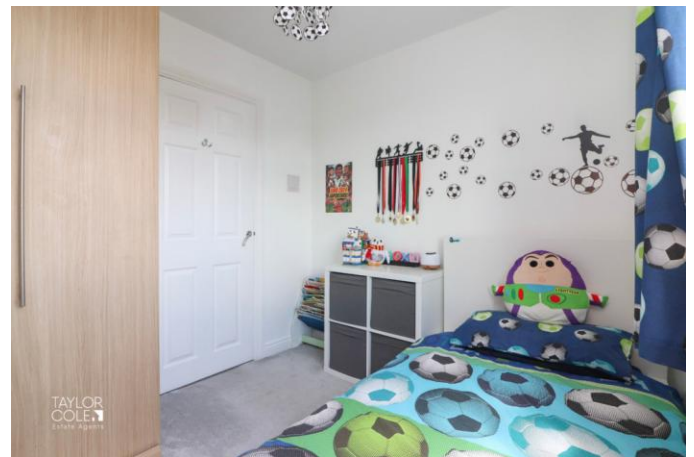
BEDROOM TWO

11' 6" x 9' 6" (3.51m x 2.92m)

BEDROOM THREE

8' 3" x 7' 10" (2.54m x 2.39m)

BATHROOM



THE REAR

The generous proportions continue outside, with a spacious rear garden offering a tranquil space for external entertainment. This outdoor haven includes a wonderful range of slab paving, well-kept lawns, and mature flowerbeds. Secure timber fencing encloses the plot, ensuring privacy and security. Access to the single garage is available from both the front and the rear of the property, providing convenient storage and parking solutions.



GARAGE

ANTI MONEY LAUNDERING

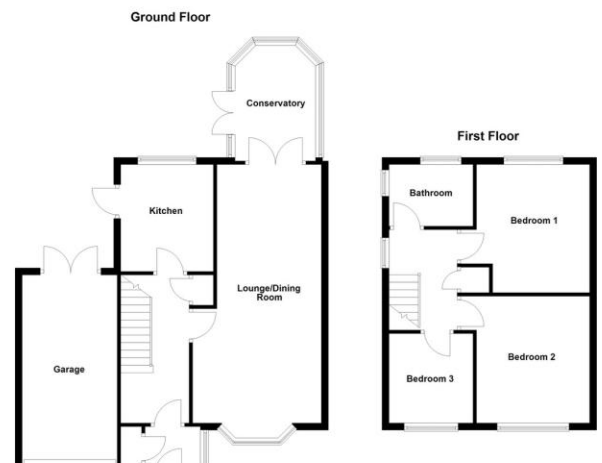
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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