



Bingley Avenue
, Tamworth, Staffordshire, B78 3BU

£257,500

Property Features

- Three Bedroom Contemporary Home
- Entrance Hall, Downstairs WC
- Spacious Family Lounge
- Kitchen/Dining Area
- Master Bedroom
- Two Further Bedrooms
- Family Bathroom
- Well Kept Rear Garden
- Driveway
- Viewing Considered Essential

Full Description

Welcome to this delightful three-bedroom contemporary home, situated within a recently developed residential community, just a short stroll from 'Ventura Park,' offering a variety of shopping options and dining establishments. The location also ensures easy access to excellent transport links, local schools, and peaceful canal towpath walks.

Upon arrival, you are greeted by the convenience of two dedicated parking spaces located right in front of the house. A neat pathway leads to the secure front door, sheltered by a charming canopy storm porch.

GROUND FLOOR

Step inside to find a warm and inviting entrance hall, providing access to the guest cloakroom and seamlessly connecting to the expansive lounge. With its front-facing view and generous floor space, the lounge offers a perfect spot to relax and entertain, with plenty of room for freestanding furniture and access to the staircase leading to the first-floor landing. Moving through the lounge, you'll discover the stunning kitchen-dining area, which features an impressive selection of matching wall and base units, complete with integrated appliances. The dining area offers ample space for a freestanding table and provides access to the rear garden through elegant French doors.



ENTRANCE HALL

7' 0" x 3' 5" (2.15m x 1.06m)

FAMILY LOUNGE

15' 0" x 14' 5" (4.58 (Max) m x 4.41m)

BREAKFAST KITCHEN

15' 0" x 8' 9" (4.58m x 2.68m)

GUEST CLOAKROOM

6' 3" x 2' 9" (1.92m x 0.84m)

FIRST FLOOR

On the first floor, you'll find a landing with loft access and entry to three appealing bedrooms, all generously sized to accommodate various needs. A contemporary bathroom completes this floor, featuring a coordinated three-piece suite, ideal for unwinding.

BEDROOM ONE

12' 1" x 8' 1" (3.69m x 2.47m)

BEDROOM TWO

11' 2" x 8' 1" (3.41m x 2.47m)

BEDROOM THREE

8' 10" x 6' 7" (2.70m x 2.02m)

BATHROOM

9' 6" x 6' 7" (2.90m x 2.01m)

THE REAR

Outside, the well-kept rear garden invites you with a paved patio and an adjacent bark-chipped area, perfect for outdoor entertaining, alfresco dining, and relaxation. Beyond this, a vibrant artificial lawn is bordered by timber fencing for added privacy, with a rear gate providing convenient access.



ANTI MONEY LAUNDERING

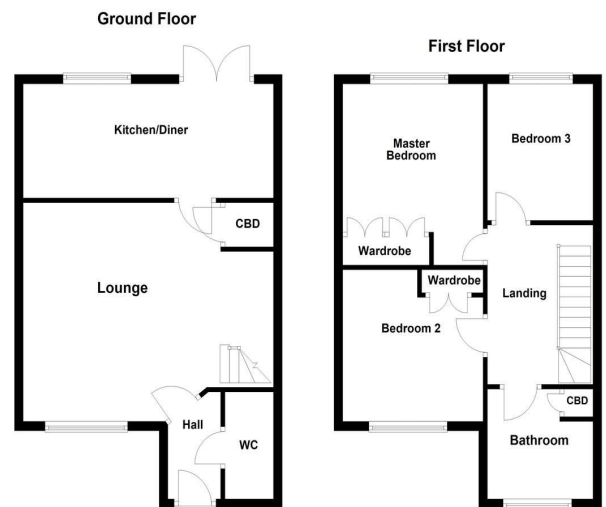
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		97 A
81-91	B	84 B	
69-80	C		
55-68	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 and 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