

Claremont Road
, Tamworth, Staffordshire, B79 8EW

£290,000

Property Features

- Charming Semi-Detached Family Home
- Welcoming Reception Hallway
- Incredible Family Lounge
- Delightful Fitted Kitchen
- Three Superb Bedrooms
- Sleek Family Bathroom
- Exceptional Rear Garden
- Renovated and Re-wired
- Close to Local Schooling
- Freehold

Full Description

Welcome to this delightful and superbly positioned family home, set on an exceptional plot that offers an expansive and magnificent space to the rear. The property has been tastefully and meticulously renovated by the current owners, creating a true turn-key home. Located within easy reach of a wealth of local amenities, this home effortlessly combines comfort, style, and convenience.

GROUND FLOOR

Upon entering, you're greeted by a welcoming reception hallway that sets the inviting tone of the home. The heart of the property lies in the spacious family lounge, a wonderfully large living area with ample room for freestanding furniture and social gatherings. Enhancing the living space further, a charming conservatory floods the rear of the home with natural light and provides serene views over the garden-an ideal spot for relaxation.

The adjacent fitted kitchen is beautifully presented, boasting a stylish array of base units and cupboards complemented by quality tiled flooring. The kitchen also benefits from a built-in pantry/recess, offering additional storage and space for appliances.

FAMILY LOUNGE

17' 2" x 8' 6" (5.24m x 2.60m)

FITTED KITCHEN

11' 6" x 7' 10" (3.51m x 2.41m)

CONSERVATORY

11' 3" x 9' 6" (3.45m x 2.91m)



FIRST FLOOR

Upstairs, you'll find three generously proportioned bedrooms, each offering versatility to cater to a variety of needs, whether for sleeping, working, or play. The first floor is completed by a well-appointed family bathroom featuring a contemporary three-piece suite.

BEDROOM ONE

11' 0" x 9' 11" (3.36m x 3.04m)

BEDROOM TWO

11' 4" x 8' 4" (3.47m x 2.56m)

BEDROOM THREE

10' 11" x 6' 11" (3.33m x 2.11m)

BATHROOM

8' 3" x 5' 4" (2.53m x 1.65m)

OUTSIDE

REAR GARDEN

Outside, the true gem of this property awaits-the expansive rear garden. With an unrivalled plot, this outdoor space offers endless potential for customisation. Whether you're looking to create an entertainment area, install outdoor seating, or cultivate a stunning garden, the possibilities are vast.



ANTI MONEY LAUNDERING

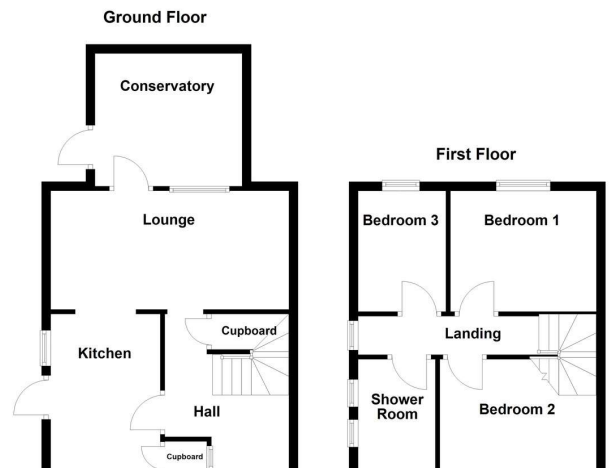
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		81 B
69-80	C		
55-68	D	60 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