



Grazier Avenue

Two Gates, Tamworth, Staffordshire, B77 1GW

£269,950

Property Features

- Superb Semi-Detached Family Home
- Modern Finishes Throughout
- Open Plan Lounge/Diner
- Well-Appointed Kitchen
- Utility Room & Guest WC
- Main Bedroom with En Suite
- Two Further Bedrooms
- Attractive Rear Garden
- Off Road Parking
- Close to Local Schooling

Full Description

Nestled within a modern and sought-after residential area, this delightful semi-detached family home offers stylish finishes throughout and enjoys a prime position close to a wealth of local amenities. Immaculately presented, the property is designed with both comfort and convenience in mind, making it a perfect choice for families seeking a well-situated home.

GROUND FLOOR

Upon entering, a warm and welcoming entrance hallway sets the tone for the inviting atmosphere that flows through the entire home. The heart of the property is a superb lounge/dining room, providing a fantastic space for entertaining and relaxation. This well-proportioned area comfortably accommodates a variety of furnishings, while French doors open directly onto the rear garden, enhancing the sense of space and creating a wonderful indoor-outdoor connection.

The adjacent kitchen is equally impressive, featuring a matching range of sleek units, tactile roll-top work surfaces, and quality tiled flooring that elevates its modern appeal. A thoughtful modification has been made to the garage, creating a generous utility room that adds further practicality while retaining valuable storage space at the front of the property. Completing the ground floor is a convenient guest cloakroom.



LOUNGE/DINER

18' 2" x 12' 11" (5.55m x 3.96 (Max)m)

KITCHEN

10' 8" x 6' 2" (3.26m x 1.89m)

UTILITY ROOM

9' 0" x 7' 8" (2.75m x 2.34m)

GUEST CLOAKROOM

6' 2" x 3' 2" (1.89m x 0.98m)

FIRST FLOOR

Upstairs, the home boasts a thoughtfully designed layout, offering three excellent double bedrooms. The main bedroom stands out with an abundance of fitted storage and a stylish en suite bathroom, providing a private sanctuary. A well-appointed family bathroom completes the interior, offering a spacious suite complemented by quality tiled surrounds.

BEDROOM ONE

10' 1" x 9' 11" (3.08m x 3.03m)

EN SUITE

8' 0" x 6' 0" (2.46m x 1.85m)

BEDROOM TWO

9' 3" x 7' 4" (2.83m x 2.26m)

BEDROOM THREE

8' 9" x 8' 3" (2.67m x 2.52m)

BATHROOM

7' 3" x 6' 2" (2.21m x 1.89m)

OUTSIDE

REAR GARDEN

Outside, the rear garden has been carefully landscaped to maximize its potential. A slab-paved patio provides an ideal spot for outdoor seating, while manicured lawns and a neat pathway lead to an additional timber-decked seating area at the foot of the plot. Enclosed by brick-built boundaries, the garden ensures both privacy and security, creating a tranquil outdoor retreat for the family to enjoy.

GARAGE STORE



ANTI MONEY LAUNDERING

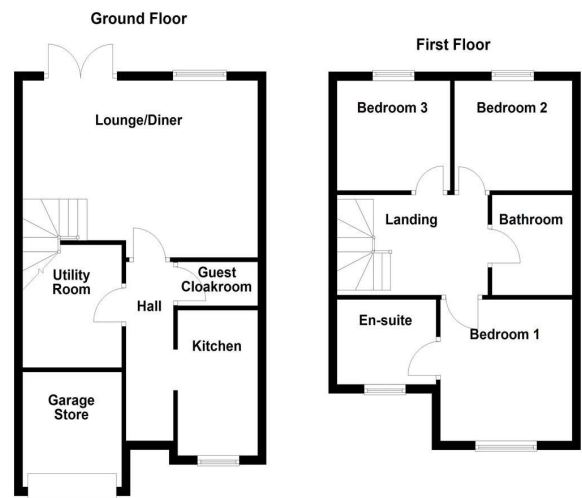
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	75 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 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