



Coltsfoot Close

Tamworth, Staffordshire, B79 0EG

£295,000

Property Features

- Most Impressive Semi Detached Home
- Stunning Living Room
- Open Kitchen / Dining Area
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Family Bathroom
- Landscaped Rear Garden
- Garage
- Driveway

Full Description

Welcome to this immaculately presented and modern three-bedroom semi-detached home, meticulously upgraded by the current owners and located upon highly sought-after, recently developed development on the desirable north side of Tamworth.

THE FORE

The property is set back behind an attractive block-paved frontage, whilst to the side is the ample tandem parking via tarmac driveway that leads to a secure up-and-over garage door. A side entrance gate provides convenient access to the beautifully landscaped rear garden.

GROUND FLOOR

Step into the welcoming entrance hall, featuring high-quality wood-effect flooring that continues seamlessly throughout the ground floor. The hall provides access to the guest cloakroom, which boasts modern fittings, and flows effortlessly into the superb living room. The living room impresses with its feature wall display complete with media units, a window overlooking the front aspect, and ample floor space for freestanding furniture.

Beyond the living room, the open-plan kitchen and dining area is a true highlight. This contemporary space features a range of sleek wall and base units, integrated appliances, and stylish work surfaces. The dining section, perfectly positioned for family meals or entertaining, is enhanced by French doors that open directly to the rear garden. A discreet storage cupboard beneath the stairs offers additional practicality.



LIVING ROOM

12' 4" x 17' 1" (3.76m x 5.21m)

KITCHEN / DINING AREA

15' 5" x 10' 4" (4.7m x 3.15m)

GUEST CLOAKROOM

4' 6" x 2' 7" (1.37m x 0.79m)

FIRST FLOOR

The first-floor landing leads to three well-proportioned bedrooms. The master bedroom is complete with bespoke fitted wardrobes, ceiling downlights, and an impressive luxury en-suite featuring a walk-in shower unit. Two additional bedrooms, situated to the rear, offer versatility for family members, guests, or home office use. The family bathroom, also accessed from the landing, is elegantly designed and fitted with modern fixtures.

BEDROOM ONE

13' 9" x 10' 3" (4.19m x 3.12m)

BEDROOM ONE EN-SUITE

7' 6" x 5' 5" (2.29m x 1.65m)

BEDROOM TWO

8' 9" x 9' 6" (2.67m x 2.9m)

BEDROOM THREE

9' 6" x 6' 3" (2.9m x 1.91m)

FAMILY BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

THE REAR

The landscaped rear garden has been thoughtfully designed to maximise outdoor living. Two distinct seating areas provide flexibility for relaxation and entertaining. The first, located just outside the kitchen's French doors, offers an ideal spot for al fresco dining, while the second patio area, positioned behind the garage, is framed by a rendered wall surround. A well-maintained lawn lies between the two seating areas, and timber fencing encloses the space, creating a secure and inviting atmosphere.

This stunning home effortlessly combines style, comfort, and convenience in a popular and vibrant location. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.



GARAGE

19' 4" x 9' 9" (5.89m x 2.97m)

ANTI MONEY LAUNDERING

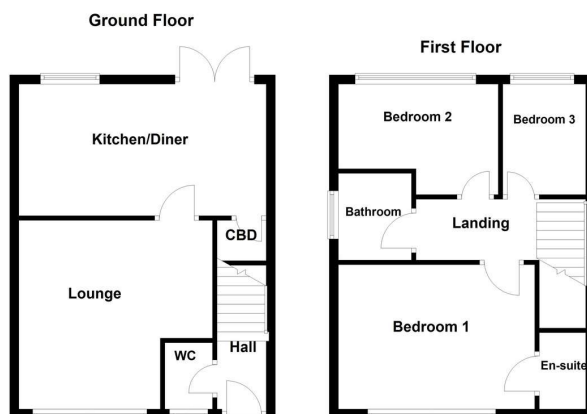
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		96 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 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.