

Springfield Road
Two Gates, Tamworth, B77 1EB

£360,000

Property Features

- Sought-After Residential Area
- Unique Detached Family Home
- Reception Hallway
- Breathtaking Breakfast Kitchen, Utility Room
- Dual Aspect Family Lounge and Dining Area
- Three Well-Proportioned Bedrooms
- Family Bathroom
- Superb Rear Garden
- Block Paved Driveway
- Internal Viewing Highly Advised

Full Description

Nestled within a sought-after residential area, this beautifully presented and truly unique detached family home combines modern elegance with exceptional design. Tastefully extended and thoughtfully reimaged, this property delivers contemporary living at its finest while maintaining a welcoming and homely atmosphere.

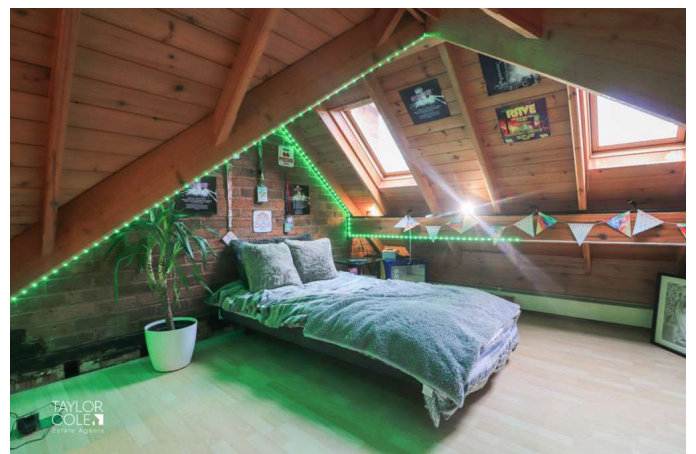
GROUND FLOOR

Upon entering, the home greets you with a light-filled through-reception hall, providing seamless access to the ground floor's carefully considered spaces.

The centerpiece of the property is the breathtaking breakfast kitchen, a showstopping reception area that exudes style and sophistication. Featuring striking vaulted ceilings adorned with rustic wooden trusses, this space is bathed in natural light from multiple Velux windows and dramatic floor-to-ceiling glazing that overlooks the rear garden. An open-plan design allows for effortless flow to additional spaces, including a downstairs shower room, an integral garage, and a snug/games room, creatively positioned above the garage for added versatility.

Adjacent to the kitchen, the utility room is a practical yet sleek space, fitted with modern appliances and additional work surfaces to meet all your household needs.

The ground floor is completed by a dual-aspect family lounge and dining area. Spacious yet intimate, this room provides the perfect setting for relaxation or entertaining, accommodating a variety of furnishings with ease.



RECEPTION HALL

12' 11" x 5' 7" (3.94m x 1.72m)

FAMILY LOUNGE

16' 0" x 10' 7" (4.89m x 3.25m)

DINING AREA

8' 7" x 7' 10" (2.62m x 2.39m)

STUNNING BREAKFAST KITCHEN

13' 8" x 11' 2" (4.18m x 3.41m)

UTILITY ROOM

10' 8" x 7' 7" (3.26m x 2.32m)

SNUG/GAMES AREA

12' 10" x 11' 1" (3.93m x 3.39m)

SHOWER ROOM

7' 6" x 2' 6" (2.30m x 0.77m)

FIRST FLOOR

The first floor continues the home's modern appeal, offering three well-proportioned bedrooms. Two of these bedrooms are generous doubles, complete with fitted wardrobes for optimal storage, while the third bedroom offers flexibility as a guest room, nursery, or home office. The family bathroom showcases a stylish three-piece suite, blending functionality with contemporary charm.

BEDROOM ONE

12' 2" x 8' 8" (3.72m x 2.66m)

BEDROOM TWO

11' 3" x 10' 8" (3.43m x 3.26m)

BEDROOM THREE

8' 2" x 5' 8" (2.51m x 1.73m)

BATHROOM

7' 5" x 5' 6" (2.28m x 1.70m)



OUTSIDE

The rear garden is a true sanctuary, designed with both relaxation and entertainment in mind. An inviting timber decking and expansive block-paved patio provide ideal spaces for dining or hosting, while landscaped pathways lead to a second patio area featuring a delightful timber gazebo. Vibrant lawns, bark-chipped flowerbeds, and mature shrubbery add texture and privacy, creating a tranquil outdoor retreat.



Additional Features

This home is as practical as it is beautiful, with thoughtful additions like the integral garage, ample storage throughout, and a flexible snug/games room, ensuring it meets the demands of modern family living.

REAR GARDEN

INTEGRAL GARAGE

ANTI MONEY LAUNDERING

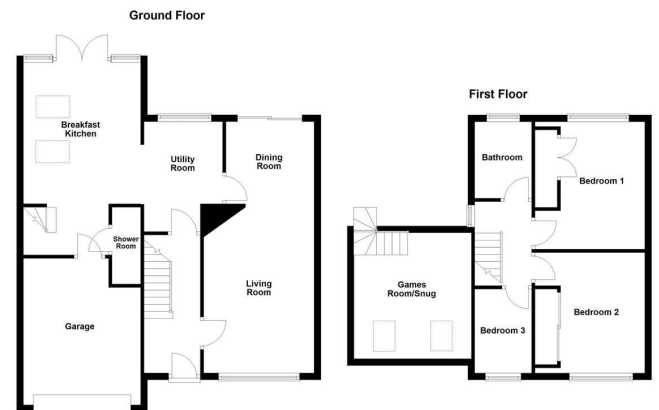
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	45 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