



Purbrook

Belgrave, Tamworth, B77 2NB

£225,000

# Property Features

- Delightful Semi-Detached Family Home
- End of Cul De Sac Position
- Inviting Reception Hall
- Spacious Family Lounge
- Fitted Kitchen & Dining Room
- Three Superb Bedrooms
- Attractive Shower Room
- Private & Peaceful Rear Garden
- Detached Single Garage
- Freehold Upon Completion

## Full Description

Nestled discreetly at the bottom of a tranquil cul de sac, this deceptively spacious semi-detached family home combines charm, versatility, and practicality. Ideally positioned within easy reach of local amenities, commuter links, and well-regarded schools, it caters perfectly to first-time buyers, growing families, and downsizers alike. Currently leasehold, this delightful property will transition to freehold upon completion.

### GROUND FLOOR

As you enter, you're greeted by a unique entrance porch that seamlessly connects to the rear garden and leads into a warm and inviting reception hall. From here, discover:

A superb family lounge featuring sleek French doors that open onto the private rear garden, creating a harmonious indoor-outdoor flow. Adjacent to the lounge, a beautifully appointed fitted kitchen hosts timeless base units, generous work surfaces, and integrated modern appliances, making meal preparation a pleasure. An adjoining dining room creates a wonderfully versatile space, perfect for hosting, working, or adapting to your family's needs.

### PORCH/LEAN TO

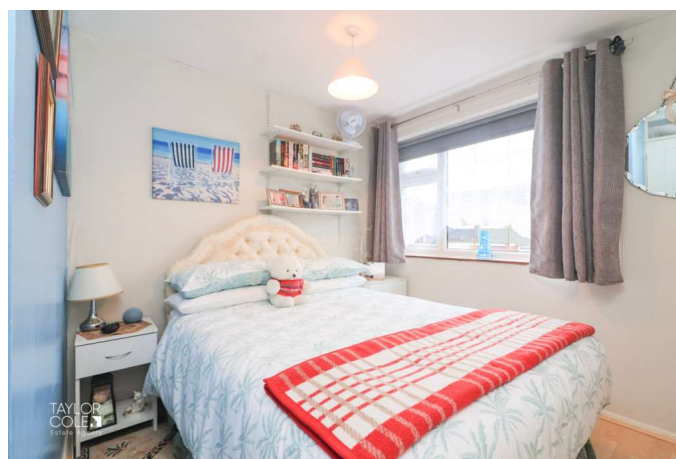
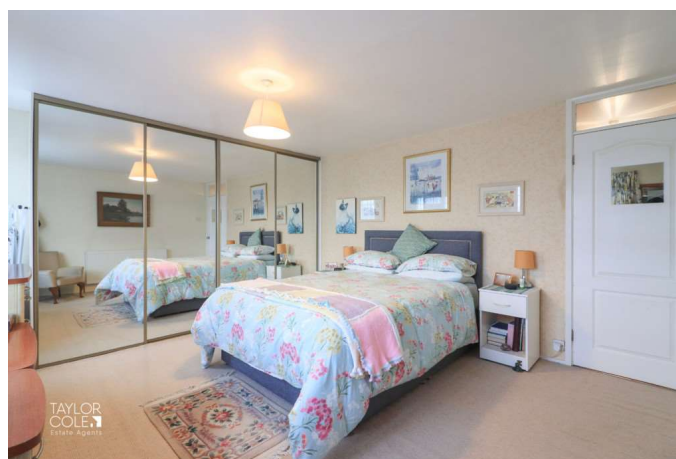
21' 5" x 4' 0" (6.55m x 1.22m)

### RECEPTION HALL

6' 11" x 5' 10" (2.13m x 1.80m)

### FAMILY LOUNGE

15' 2" x 12' 1" (4.63m x 3.69m)





### FITTED KITCHEN

11' 1" x 7' 0" (3.40m x 2.14m)

### DINING ROOM

17' 5" x 7' 9" (5.32m x 2.37m)

### FIRST FLOOR

The first floor hosts three double bedrooms, offering generous proportions ideal for restful retreats, a home office, or a dressing room. Completing the internal appeal, an attractive family shower room offers a modern suite with an elegant corner shower enclosure, vanity sink unit and close coupled WC with built-in airing cupboard housing the combination boiler.

### BEDROOM ONE

15' 2" x 12' 1" (4.63m x 3.69m)

### BEDROOM TWO

8' 4" x 8' 1" (2.55m x 2.48m)

### BEDROOM THREE

11' 5" x 6' 8" (3.48m x 2.04m)

### SHOWER ROOM

6' 11" x 5' 5" (2.11m x 1.67m)

### OUTSIDE

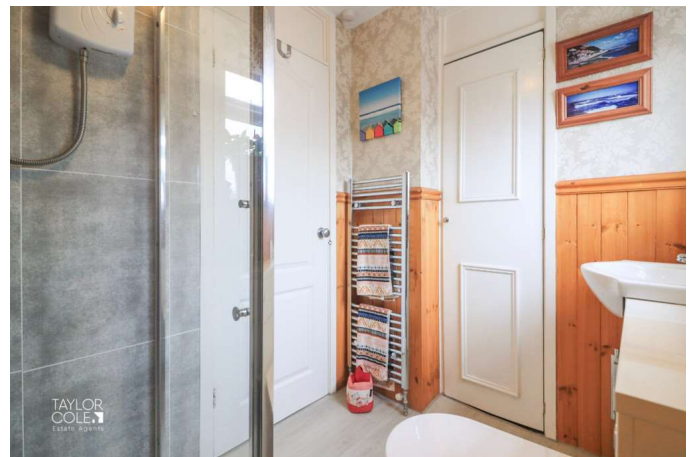
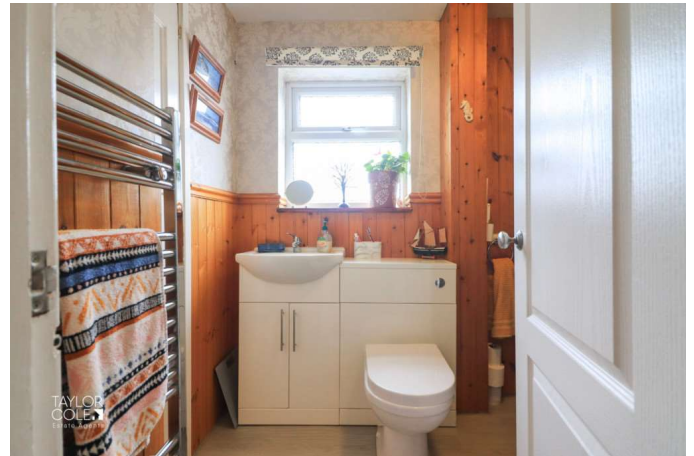
#### REAR GARDEN

The rear garden is a tranquil haven, featuring a blend of vibrant lawns, slab-paved patios, and meandering pathways. Mature flowerbeds and shrubbery add character and charm, creating a serene space for entertaining or unwinding in privacy.

For added convenience, the property includes a separate single garage adjacent to the entrance porch, along with ample off-road parking provided by the driveway.

#### 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.

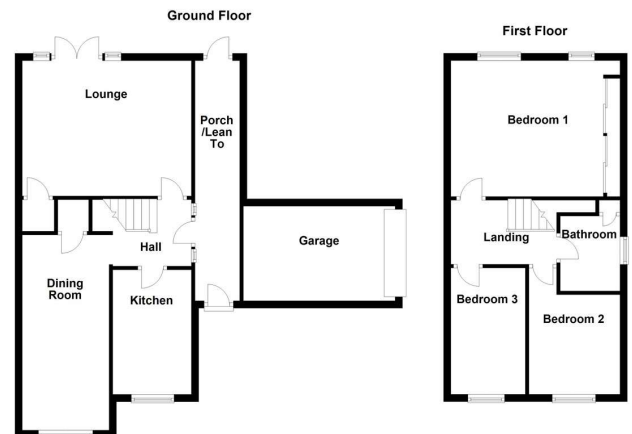


## TENURE

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.



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8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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