



Beech Road  
, Tamworth, , B79 8QG

Offers In Excess Of £245,000



# Property Features

- Well-presented three-bedroom family home on Beech Road, Tamworth
- Spacious lounge/dining room with bay window and double doors to conservatory
- Modern conservatory ideal as a playroom, sunroom or second sitting area
- Contemporary kitchen with integrated appliances and tiled splashback
- Three generously sized bedrooms including two doubles
- Stylish family bathroom with vanity unit and modern tiling
- Block-paved driveway offering ample off-road parking
- Detached rear outbuilding with workshop, store, and WC
- Large rear garden with patio and well-maintained lawn
- Desirable location close to schools, shops, and local amenities

## Full Description

Welcome to this beautifully presented family home situated on the ever-popular Beech Road in Tamworth. Offering a perfect blend of modern living and practical space, this property is ideal for families looking for a well-maintained home with versatile living areas, generous bedrooms, and excellent outdoor space.

### THE FORE

At the front, the property boasts a smart frontage with a block-paved driveway providing ample off-road parking. A neat boundary wall and side gate add both privacy and curb appeal, while the entrance sets the tone for the stylish interior within.

### GROUND FLOOR

The ground floor opens into a welcoming entrance hall with stairs rising to the first floor and access to the lounge/dining area and kitchen. The lounge/dining room is bright and spacious, benefiting from a bay window to the front and double doors leading into a conservatory at the rear. This modern conservatory is currently used as a playroom, but would suit a variety of uses such as a sunroom or second sitting area. The contemporary kitchen is well-equipped with integrated appliances, a stylish tiled splashback, and ample storage. There is also convenient access to a rear outbuilding that includes a workshop, store, and WC, ideal for hobbies, storage, or as a garden office conversion.

### OPEN PLAN LIVING/DINING AREA

#### LIVING ROOM

10' 96" x 10' 48" (5.49m x 4.27m)

#### DINING AREA

9' 8" x 10' 39" (2.95m x 4.04m)



## KITCHEN

10' 56" x 13' 07" (4.47m x 4.14m)

## CONSERVATORY

10' 01" x 11' 17" (3.07m x 3.78m)

## FIRST FLOOR

Upstairs, the first floor offers three well-proportioned bedrooms. Bedroom one and Bedroom two are generous doubles, while Bedroom three is perfect as a nursery or home office. The family bathroom is modern and features a sleek suite with a vanity unit and contemporary tiling.

## BEDROOM ONE

10' 12" x 11' 34" (3.35m x 4.22m)

## BEDROOM TWO

14' 00" x 8' 32" (4.27m x 3.25m)

## BEDROOM THREE

7' 65" x 9' 58" (3.78m x 4.22m)

## BATHROOM

5' 35" x 6' 84" (2.41m x 3.96m)

## THE REAR

To the rear, the property enjoys a fantastic garden with a large patio area perfect for outdoor dining and entertaining, leading onto a well-maintained lawn bordered by secure fencing. The rear space is ideal for families and those who enjoy spending time outside, with plenty of room for children to play or for garden enthusiasts to make their mark.

## 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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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