



Moor Street  
Tamworth, B79 7QZ

£245,000

# Property Features

- Centrally located three-bedroom semi-attached family home in Tamworth
- Spacious open-plan living area with feature front aspect window
- Modern kitchen/diner with breakfast bar and French doors to rear garden
- Ground floor guest cloakroom for added convenience
- Three well-proportioned bedrooms with built-in wardrobes
- Contemporary family bathroom with matching three-piece suite
- Driveway providing double off-road parking
- Side entrance gate offering additional access to the garden
- Solar Panels offering improved energy efficiency and reduced utility costs
- Versatile summer house ideal for outdoor seating or storage



## Full Description

Located in the heart of Tamworth, this three-bedroom semi-detached family home offers well presented living accommodation throughout, open areas, and a low-maintenance rear garden, ideal for families or those looking to settle in a central and accessible location.

### THE FORE

The property benefits from a driveway providing double off-road parking, with access to the side entrance gate and the main front door.



### GROUND FLOOR

Upon entering, you are greeted by a entrance hall, which leads to a welcoming open-plan living area featuring ample floor space for lounge furniture and a window to the front aspect. The space flows seamlessly into the kitchen/dining area, which includes a modern range of matching wall and base units, a breakfast bar, and plenty of room for dining furniture. French doors open to the rear garden, and there's also convenient access to a guest cloakroom.



### LIVING ROOM

15' 01" x 13' 93" (4.6m x 6.32m)

### OPEN PLAN LIVING ROOM/KITCHEN/DINING AREA

### KITCHEN/DINER

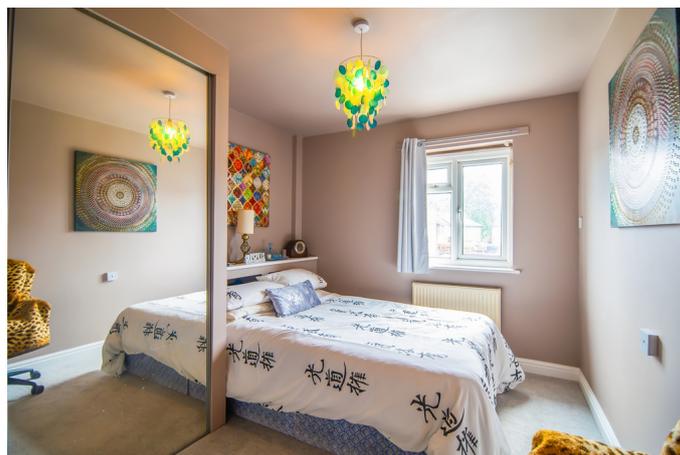
9' 02" x 14' 87" (2.79m x 6.48m)

### GUEST CLOAKROOM

2' 9" x 4' 37" (0.84m x 2.16m)

### FIRST FLOOR

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, each with built-in wardrobes. The



family bathroom features a contemporary three-piece suite.

#### BEDROOM ONE

9' 66" x 10' 66" (4.42m x 4.72m)

#### BEDROOM TWO

12' 57" x 9' 6" (5.11m x 2.9m)

#### BEDROOM THREE

7' 03" x 8' 49" (2.21m x 3.68m)

#### BATHROOM

7' 87" x 6' 7" (4.34m x 2.01m)

#### THE REAR

The rear garden has been designed for low maintenance, with a stylish patio area covered by a pagoda, decorative plum slate chippings, and a versatile summer house, perfect for outdoor seating or additional storage. The property also benefits from solar panels on the roof, offering improved energy efficiency and reduced utility costs.

#### 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.

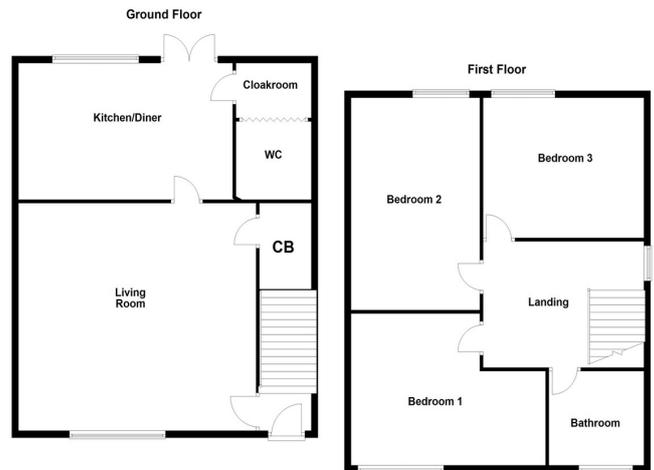
#### TENURE

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		82 B
69-80	C	72 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