



Madox Close
Tamworth, B79 8LN

Offers In Region Of £260,000

Property Features

- Well presented two bedroom bungalow in a quiet residential location
- Attractive frontage with low maintenance garden and ample driveway parking
- Bright and spacious living room with modern decor
- Contemporary fitted kitchen with integrated appliances
- Versatile utility/dining area offering additional space and flexibility
- Laminate and tiled flooring throughout
- Modern bathroom with walk in shower
- Light filled conservatory providing extra living space
- Private, low maintenance rear garden ideal for relaxing or entertaining
- Excellent layout with good flow between indoor and outdoor areas

Full Description

Situated in a discreet position within the sought after location of Coton Green, Tamworth, this excellently positioned and deceptively spacious detached bungalow offers an attractive frontage and all of the modern conveniences you could ask for.

Surrounded by a wealth of local amenities, this charming home is ideally located near schools, transport links and popular eateries, making it a highly desirable choice for those seeking convenience.

THE FORE

This well presented, two bedroom bungalow is set within a quiet residential area and boasts attractive curb appeal. The front of the property features a neatly maintained, low maintenance garden and a generous driveway offering ample off road parking.

INTERNAL

Inside, the home offers a bright and airy living room, a modern fitted kitchen, and a versatile utility/dining area with an attached conservatory. The two bedrooms are well proportioned and benefit from plenty of storage space, while the bathroom is contemporary and well appointed. The spacious conservatory at the rear adds valuable additional living space.

LIVING ROOM

15' 4" x 10' 3" (4.67m x 3.12m)

KITCHEN

7' 0" x 10' 0" (2.13m x 3.05m)

UTILITY/DINING/CONSERVATORY



UTILITY ROOM

9' 5" x 6' 6" (2.87m x 1.98m)

DINING AREA

6' 5" x 14' 6" (1.96m x 4.42m)

CONSERVATORY

7' 5" x 7' 9" (2.26m x 2.36m)

BEDROOM ONE

9' 8" x 10' 1" (2.95m x 3.07m)

BEDROOM TWO

9' 0" x 7' 0" (2.74m x 2.13m)

BATHROOM

5' 3" x 5' 7" (1.6m x 1.7m)

THE REAR

The rear of the property features a private, low maintenance garden, ideal for relaxing or entertaining. The garden is easily accessible from the utility/dining area, creating a seamless indoor/outdoor living experience.

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.

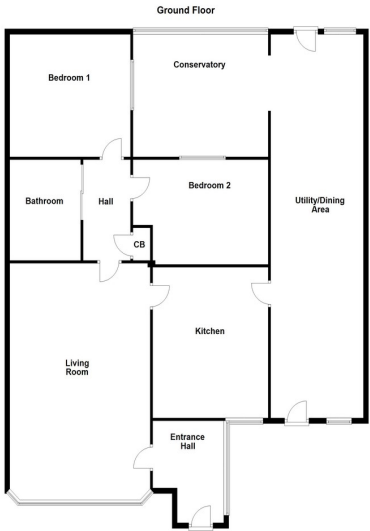
TENURE

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		71 C
55-68	D	64 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