



Swallowfield  
, Tamworth, , B79 7SG

£295,000

# Property Features

- Beautifully presented three-bedroom semi-detached home in a sought-after residential location
- Spacious lounge with large front window providing excellent natural light
- Open-plan kitchen diner ideal for family living and entertaining
- Bright and airy conservatory with views over the rear garden
- Modern family bathroom with high quality fixtures and fittings
- Three well-proportioned bedrooms including two generous doubles
- Private driveway with off-road parking and access to attached garage
- Useful utility room and ample storage throughout the home
- Attractive rear garden with patio area, lawn, and mature planting
- Move in ready property close to local schools, shops, and transport links

## Full Description

This beautifully presented three-bedroom semi-detached home offers spacious and stylish accommodation across two floors, ideal for families or couples seeking a move-in ready property. Situated in a popular residential location, the home benefits from a large kitchen diner, conservatory, garage, generous bedrooms, and an attractive rear garden.

### THE FORE

The property sits behind a neat front garden with a private driveway providing off-road parking and access to an attached garage. The well-maintained exterior and mature greenery enhance the home's curb appeal.

### GROUND FLOOR

Upon entry, you're welcomed into a bright hallway that connects to a spacious lounge featuring a large window for natural light and comfortable family living. The heart of the home is the impressive open-plan kitchen diner, ideal for both daily use and entertaining, with double doors opening into a light filled conservatory that overlooks the garden. The ground floor also includes a useful utility room and additional storage space, as well as internal access to the garage.

### LIVING ROOM

11' 7" x 14' 4" (3.53m x 4.37m)

### KITCHEN

14' 4" x 7' 6" (4.37m x 2.29m)

### CONSERVATORY

13' 2" x 9' 7" (4.01m x 2.92m)

### UTILITY ROOM

7' 8" x 5' 0" (2.34m x 1.52m)



## FIRST FLOOR

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is a generous double with built-in storage, while the second bedroom also offers ample space for furniture and natural light. Bedroom three is a comfortable single, perfect for a child's room or home office. The family bathroom is finished to a high standard and features a modern suite.

### BEDROOM ONE

8' 1" x 12' 0" (2.46m x 3.66m)

### BEDROOM TWO

10' 3" x 8' 2" (3.12m x 2.49m)

### BEDROOM THREE

6' 0" x 8' 9" (1.83m x 2.67m)

### SHOWER ROOM

5' 9" x 5' 6" (1.75m x 1.68m)

### THE REAR

The enclosed rear garden is a standout feature, offering a large paved patio area ideal for outdoor dining, a well-kept lawn, and mature planting for privacy. The space is perfect for children, pets, or relaxing in the sunshine. The conservatory opens directly onto this charming outdoor space, creating a seamless flow between indoors and out.

### 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.

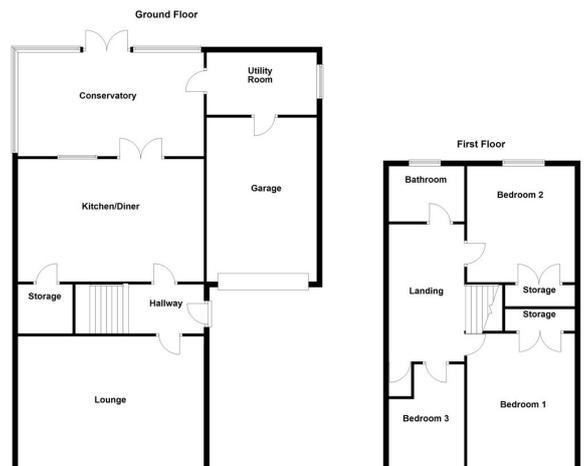
### TENURE

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		85 B
69-80	C	71 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