



Norton Close
Tamworth, B79 8TS

Offers Over £300,000

Property Features

- Spacious three-bedroom detached family home
- Bright and airy lounge/dining area with dual aspect windows
- Fitted kitchen with ample storage and direct garden access
- Two generous double bedrooms plus a good-sized single bedroom
- Family bathroom with separate WC
- Useful ground floor cupboard and first floor storage
- Driveway parking and attached garage
- Private rear garden with lawn, mature planting, and patio areas
- Quiet residential location close to local amenities and transport links
- Scope to personalise or modernise to individual taste

Full Description

An attractive three-bedroom detached home, occupying an enviable position, situated in a popular residential area, offering spacious accommodation throughout and a good-sized rear garden. The property benefits from a garage, driveway parking, and is ideally located for local amenities and transport links.

THE FORE

The home is set back from the road with a driveway providing off-street parking and access to the attached garage. A neat frontage and pathway lead to the porch entrance. Notably, the corner position of this property makes it an excellent opportunity for all prospective buyers.

GROUND FLOOR

The accommodation opens into a welcoming hallway with access to a useful cupboard and stairs to the first floor. The generous lounge/dining area spans the depth of the property with dual aspect windows, creating a bright and airy living space. The fitted kitchen offers ample storage and work surfaces, with direct access to the rear garden.

LIVING ROOM

11' 9" x 12' 5" (3.58m x 3.78m)

DINING AREA

11' 8" x 9' 7" (3.56m x 2.92m)

KITCHEN

11' 9" x 8' 6" (3.58m x 2.59m)

FIRST FLOOR

Upstairs, the landing leads to three bedrooms, including two well-proportioned doubles and a good-sized single. The main family bathroom and a separate WC serve this floor,



offering convenience for family living.

BEDROOM ONE

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

BEDROOM TWO

12' 4" x 11' 3" (3.76m x 3.43m)

BEDROOM THREE

9' 1" x 8' 2" (2.77m x 2.49m)

SHOWER ROOM

5' 2" x 5' 5" (1.57m x 1.65m)

W/C

5' 8" x 3' 1" (1.73m x 0.94m)

THE REAR

The rear garden is a real feature, mainly laid to lawn with mature planting and patio areas ideal for entertaining and outdoor dining. The garden enjoys a good degree of privacy and provides a pleasant outlook from the house.

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.

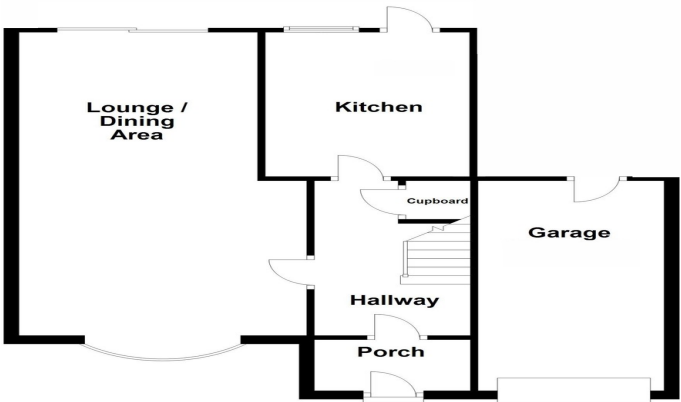
VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Ground Floor



Score	Energy rating	Current
92+	A	61 D
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	

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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