



Watling Street

Two Gates, Tamworth, Staffordshire, B77 1HW

£285,000



# Property Features

- Three bedroom semi detached family home
- Spacious accommodation arranged over two floors
- Bright living room with bay window to the front
- Open plan kitchen and dining area ideal for family living
- Conservatory providing additional reception space
- Three well proportioned bedrooms
- Family bathroom to the first floor
- Generous rear garden offering excellent outdoor space
- Three sheds to the rear garden, including a large insulated workshop style shed
- Popular residential location close to amenities and transport links

## Full Description

This well maintained three bedroom semi detached property offers spacious and versatile living accommodation, a generous rear garden and excellent storage options, making it an ideal home for families or buyers seeking additional workspace at home.

### THE FORE

To the front, the property benefits from a driveway providing off road parking and a welcoming entrance porch. The semi detached position gives the home a pleasant outlook within a popular residential setting.

### GROUND FLOOR

The entrance hall provides access to the main living areas and staircase to the first floor. The living room is positioned to the front and features a bay window that allows plenty of natural light to fill the space. To the rear, the open plan kitchen and dining area offers a practical and sociable layout with ample worktop and storage space. This room flows seamlessly into the conservatory, which provides an additional reception area with views over and access to the rear garden.

### LIVING ROOM

11' 3" x 10' 8" (3.43m x 3.25m)

### OPEN PLAN DINING ROOM/KITCHEN

17' 2" x 10' 3" (5.23m x 3.12m)

### FIRST FLOOR

The first floor landing leads to three bedrooms, all of which are well proportioned and suitable for family living, guests or home office use. Bedroom one and bedroom two are generous doubles, while bedroom three makes an ideal nursery or study. The family bathroom is fitted with a modern



suite and serves all bedrooms.

#### BEDROOM ONE

13' 1" x 10' 6" (3.99m x 3.2m)

#### BEDROOM TWO

11' 3" x 10' 4" (3.43m x 3.15m)

#### BEDROOM THREE

7' 3" x 6' 3" (2.21m x 1.91m)

#### BATHROOM

6' 6" x 5' 2" (1.98m x 1.57m)

#### THE REAR

The rear garden is a real highlight, offering a generous lawned area with space for outdoor seating and family activities. To the back of the garden are three sheds, with the front most shed being the largest and offering excellent potential for use as a workshop or hobby space with this also being insulated and having access to power. The additional sheds provide further storage, making the garden both practical and versatile.

#### CONSERVATORY

15' 3" x 5' 5" (4.65m x 1.65m)

#### 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

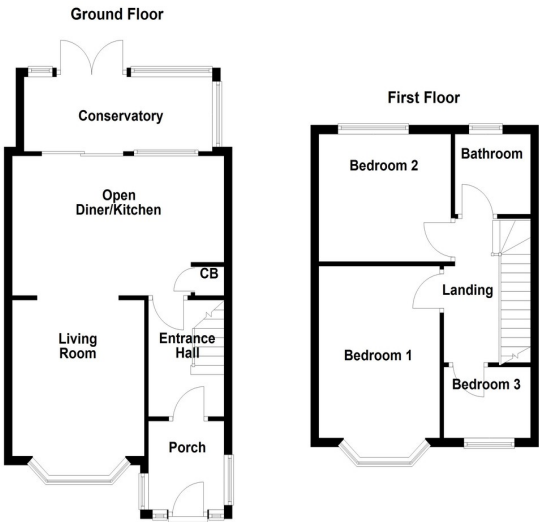
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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