



Alvecote Lane

Alvecote, Tamworth, B79 0DJ

£225,000



# Property Features

- Attractive three storey family home
- Characterful features blended with practical living space
- Spacious lounge to the front of the property
- Separate dining room ideal for entertaining
- Well appointed kitchen with adjoining utility room
- Ground floor shower room
- Three well proportioned bedrooms arranged over two upper floors
- Principal bedroom with en suite facilities
- Enclosed rear garden with seating and outbuildings
- Pleasant outlook with countryside views nearby

## Full Description

Located in the quaint village of Alvecote, this charming three storey home offers generous and versatile accommodation arranged across three levels. The property combines character features with practical family living, providing three bedrooms, multiple reception spaces, and well planned ancillary rooms, making it an ideal long term home.

### THE FORE

Boasting a traditional cottage style frontage, the property presents an attractive traditional facade set along a residential street. The main entrance opens directly into the home, with the frontage contributing to the overall character and kerb appeal.

### GROUND FLOOR

The ground floor comprises a welcoming lounge positioned to the front, offering a comfortable and cosy living space. To the rear, a separate dining room provides ample space for family meals and entertaining. The kitchen is fitted with a range of units and work surfaces and leads through to a useful utility room. An inner hallway gives access to a ground floor shower room and additional storage, adding to the practicality of the layout.

### LIVING ROOM

14' 4" x 12' (4.37m x 3.66m)

### DINING ROOM

10' 1" x 10' 12" (3.07m x 3.35m)

### KITCHEN

9' x 7' 8" (2.74m x 2.34m)

### SHOWER ROOM

7' 6" x 4' 6" (2.29m x 1.37m)





## UTILITY ROOM

13' x 5' 4" (3.96m x 1.63m)

## FIRST FLOOR

The first floor offers two well sized bedrooms, including the principal bedroom which benefits from fitted storage and an en suite bathroom. The landing provides access to the staircase rising to the second floor.

## BEDROOM ONE

12' x 10' 1" (3.66m x 3.07m)

## BEDROOM ONE EN-SUITE

8' 1" x 2' 1" (2.46m x 0.64m)

## BEDROOM TWO

10' 5" x 9' 1" (3.18m x 2.77m)

## SECOND FLOOR

The second floor is home to a further bedroom, offering a versatile space suitable for a guest room or home office. Built in cupboard space enhances storage and usability on this level.

## BEDROOM THREE

12' 1" x 9' 8" (3.68m x 2.95m)

## THE REAR

To the rear, the property enjoys an enclosed garden with a mix of paved seating areas and lawn. There are a variety of outbuildings providing excellent storage and potential for hobbies or entertaining. The garden offers a pleasant and private outdoor space ideal for relaxation and social use.

## 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.



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