



Tamworth Road
Two Gates, Tamworth, B77 1EA

Offers In Region Of £270,000

Property Features

- Three bedroom family home
- Spacious living room
- Open plan kitchen dining area
- Built in storage cupboards
- Family bathroom to the first floor
- Enclosed rear garden
- Off road parking to the front and a Garage
- Ideal for families or first time buyers
- Convenient location
- Well balance accomodation over two floors

Full Description

This well presented three bedroom family home offers bright and practical accommodation arranged over two floors. The property features a spacious living room, an open plan kitchen and dining area, and well proportioned bedrooms, making it ideal for families or buyers seeking flexible living space. Externally, the home benefits from off road parking, a garage and a private rear garden.

THE FORE

To the front of the property there is a driveway providing off road parking, a garage and a lawned garden area that enhances kerb appeal. The main entrance opens into a welcoming entrance hall.

GROUND FLOOR

The ground floor comprises a generous living room with ample space for seating and entertaining. An open plan kitchen and dining area offers a sociable layout with room for dining furniture and access to the garden. The entrance hall includes useful built in storage cupboards and provides access to all ground floor rooms and the staircase.

LIVING ROOM

16' 9" x 9' 9" (5.11m x 2.97m)

OPEN PLAN KITCHEN/DINER

20' 7" x 6' 6" (6.27m x 1.98m)

FIRST FLOOR

The first floor offers three well sized bedrooms, each capable of accommodating bedroom furniture. A family bathroom serves the floor and is fitted with modern sanitary ware. Additional built in cupboards provide practical storage off the landing and within selected bedrooms.



BEDROOM ONE

12' 9" x 6' 6" (3.89m x 1.98m)

BEDROOM TWO

10' 4" x 8' 8" (3.15m x 2.64m)

BEDROOM THREE

8' 1" x 8' 7" (2.46m x 2.62m)

BATHROOM

7' 5" x 5' (2.26m x 1.52m)

THE REAR

To the rear is an enclosed garden with a combination of lawn and paved areas, ideal for outdoor dining and family use. The garden offers a good level of privacy and space for seating, play equipment, or further landscaping if desired.

GARAGE

18' 9" x 8' 1" (5.72m x 2.46m)

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.

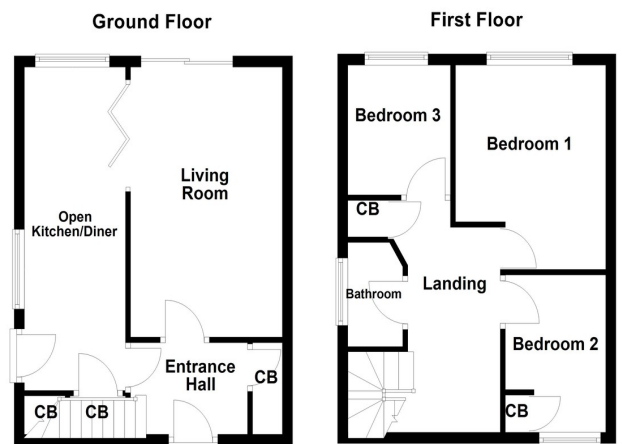
TENURE

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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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