



Arden Road

Hockley, Tamworth, B77 5JE

£225,000

Property Features

- Two-bedroom semi-detached home.
- Spacious open-plan kitchen/dining room.
- Bright and generous living room.
- Separate utility room
- Modern family bathroom.
- Two well-proportioned double bedrooms
- Large rear garden with excellent potential.
- Off-road parking via gravelled driveway.
- Porch entrance and useful storage throughout.
- Ideal for first-time buyers, downsizers or investors.

Full Description

This well-presented two-bedroom semi-detached home offers spacious open-plan living, generous bedrooms and excellent outdoor space, making it an ideal purchase for first-time buyers, downsizers or investors. With a modern kitchen/dining layout, useful utility room and a substantial rear garden, the property combines practicality with fantastic potential.

THE FORE

The property benefits from a large gravelled driveway providing ample off-road parking. A porch entrance adds practicality and shelter, while the semi-detached position offers a pleasant residential setting.

GROUND FLOOR

The entrance porch leads into a welcoming hallway with stairs rising to the first floor and a useful storage cupboard. To the front of the property is a bright and spacious living room, finished in neutral tones and offering excellent space for seating and entertaining.

To the rear, the home opens into a generous open-plan kitchen/dining room, creating a sociable and versatile space ideal for modern living. The kitchen is fitted with a range of wall and base units, ample worktop space and room for appliances, while the dining area enjoys views over and access to the rear garden.

A separate utility room provides additional storage and appliance space, keeping the main kitchen area clutter-free and adding to the home's functionality.

LIVING ROOM

19' 8" x 8' 8" (5.99m x 2.64m)

OPEN PLAN DINING ROOM/KITCHEN

16' x 11' 5" (4.88m x 3.48m)



UTILITY ROOM

7' 5" x 5' 1" (2.26m x 1.55m)

FIRST FLOOR

Upstairs, the property offers two well-proportioned double bedrooms, both featuring large windows allowing plenty of natural light.

The family bathroom is fitted with a contemporary suite including bath with shower over, wash basin and WC. A storage cupboard on the landing provides additional practicality

BEDROOM ONE

16' 7" x 8' 8" (5.05m x 2.64m)

BEDROOM TWO

10' 7" x 10' (3.23m x 3.05m)

BATHROOM

7' 1" x 6' 4" (2.16m x 1.93m)

THE REAR

The rear garden is generous in size and offers significant potential for landscaping. Currently laid to patio and lawn areas, the space is ideal for outdoor seating, entertaining or family use. Various garden sheds/outbuildings provide useful additional storage.

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.

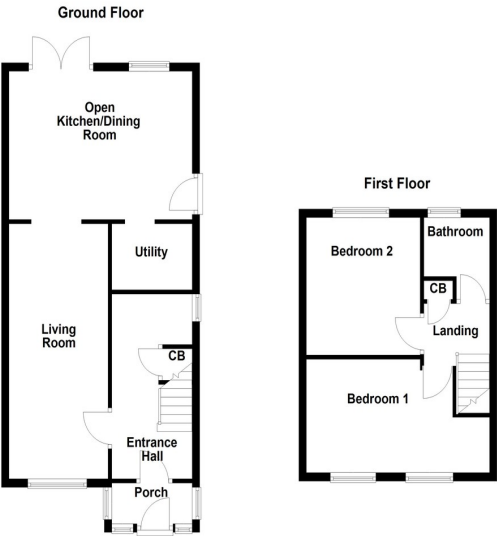
TENURE

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		
55-68	D	65 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