



Tame View

Elford, Tamworth, B79 9EB

£280,000

Property Features

- Two bedroom modern mid terraced home
- Spacious living room located at the front of the property
- kitchen/diner area with garden access
- Ground floor WC
- Two well proportioned bedrooms
- Family bathroom on the first floor
- Built in storage and wardrobe space
- Low maintenance rear garden with seating areas
- Attractive frontage within a modern residential development
- Ideal purchase for first time buyers, downsizers, or investors

Full Description

This well presented two bedroom mid terraced home offers modern accommodation arranged over two floors and would make an excellent purchase for first time buyers, downsizers, or investors. The property benefits from a practical layout, generous living space, and a low maintenance rear garden designed for outdoor enjoyment. Internally the home features a spacious living room to the front of the property, a kitchen/diner area with access to the garden, and two well proportioned bedrooms on the first floor. The property also benefits from a ground floor WC, useful storage cupboards, and a modern family bathroom.

THE FORE

The property sits within a modern and well maintained residential development, with an attractive brick frontage that creates a welcoming first impression. The living room is positioned at the front of the home and benefits from a window overlooking the frontage, allowing plenty of natural light to fill the room.

The surrounding development offers a pleasant residential setting with similar properties nearby, contributing to a tidy and appealing street scene.

GROUND FLOOR

Upon entering the property you are welcomed into the main living area which provides access to a staircase to the first floor, and a convenient ground floor WC. The living room is positioned at the front of the property and offers a generous and comfortable space for relaxing or entertaining, with ample room for a range of seating arrangements.

To the rear of the property is the kitchen/diner area which forms the heart of the home. The kitchen is fitted with a range of modern wall and base units complemented by work surfaces and space for appliances. The kitchen/dining area comfortably accommodates a table and chairs and benefits



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from French doors that open out onto the rear garden, allowing plenty of natural light and creating an ideal space for everyday living and social gatherings.

LIVING ROOM

12' 8" x 17' 8" (3.86m x 5.38m)

KITCHEN/DINER

12' 9" x 12' (3.89m x 3.66m)

WC

3' 3" x 5' 2" (0.99m x 1.57m)

FIRST FLOOR

The first floor landing provides access to two bedrooms, the family bathroom, and useful built in storage cupboards.

Bedroom one is positioned at the front of the property and offers a spacious double room with good natural light and ample space for bedroom furniture.

Bedroom two is located to the rear and benefits from a built in wardrobe, making it an ideal guest room, child's bedroom, or home office. The family bathroom is fitted with a bath with shower over, wash basin, and WC, providing a practical and well arranged space.

BEDROOM TWO

11' 3" x 8' 4" (3.43m x 2.54m)

BEDROOM ONE

12' 9" x 8' 2" (3.89m x 2.49m)

BATHROOM

4' 5" x 7' 8" (1.35m x 2.34m)

THE REAR

The rear garden has been designed with low maintenance in mind and provides a pleasant outdoor space for relaxing or entertaining. The garden features decorative gravel areas along with seating spaces that are ideal for outdoor dining or socialising during warmer months.

A covered pergola style seating area adds character and creates an inviting space to enjoy the garden throughout the year. The enclosed boundaries provide privacy while still allowing the garden to feel open and welcoming.

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



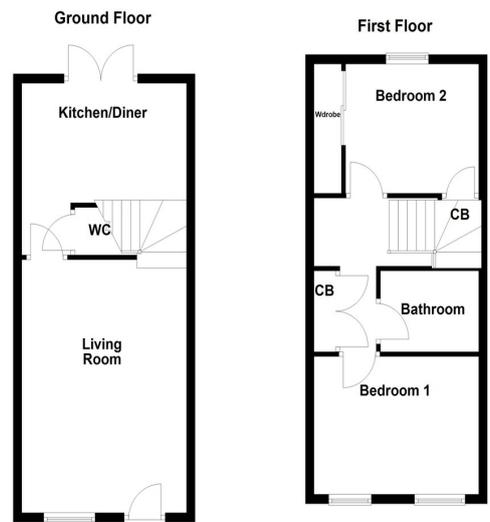
an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		98 A
81-91	B	85 B	
69-80	C		
55-68	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