



Chalfield  
Tamworth, B79 7TZ

Offers In Region Of £335,000

# Property Features

- Well presented two bedroom bungalow
- Spacious open plan living and dining room
- Modern fitted kitchen with ample storage
- Conservatory providing additional living space
- Two well proportioned bedrooms
- Contemporary shower room
- Garage and driveway parking
- Generous and well maintained rear garden
- Quiet residential location
- Ideal for downsizers or those seeking single level living

## Full Description

This well maintained two bedroom bungalow offers spacious and versatile accommodation all on one level, making it an ideal purchase for downsizers or those seeking convenient single storey living. The property benefits from a generous layout, modern interiors, and a beautifully maintained rear garden, along with a garage and ample off road parking. Internally, the home features a bright and spacious open plan living and dining area, a modern fitted kitchen, two well proportioned bedrooms, a stylish shower room, and a conservatory that provides additional living space overlooking the garden.

### THE FORE

The property is set back from the road with a large driveway providing ample off road parking and access to the garage. The attractive frontage is complemented by a neatly maintained lawn and surrounding properties of a similar style, creating a pleasant residential setting. The bungalow benefits from a wide plot, giving it a sense of space and privacy, while still being conveniently located for local amenities.

### INTERNAL

Upon entering the property, you are welcomed into a central hallway which provides access to all principal rooms. The open plan living and dining room is a particularly impressive space, offering plenty of room for both relaxing and entertaining, with large windows allowing natural light to flood the room.

The kitchen is fitted with a range of modern wall and base units, complemented by work surfaces and integrated appliances, creating a practical and stylish cooking space. From the dining room, access leads through to the conservatory, which offers a versatile additional reception area with views and direct access to the rear garden.



The bungalow offers two well proportioned bedrooms, both providing comfortable accommodation with space for bedroom furniture. The main bedroom is a generous double room, while the second bedroom is ideal as a guest room, dressing room, or home office.

The shower room has been finished to a modern standard and comprises a walk in shower, wash basin, and WC, offering a clean and functional space.

#### OPEN PLAN LIVING ROOM/DINING ROOM

14' x 25' (4.27m x 7.62m)

#### KITCHEN

7' 8" x 9' 8" (2.34m x 2.95m)

#### BEDROOM ONE

10' 2" x 11' 4" (3.1m x 3.45m)

#### BEDROOM TWO

7' 8" x 8' 2" (2.34m x 2.49m)

#### SHOWER ROOM

5' 6" x 5' 5" (1.68m x 1.65m)

#### THE REAR

The rear garden is a standout feature of the property, being both generous in size and beautifully maintained. It offers a combination of lawn and patio areas, ideal for outdoor dining, gardening, or simply relaxing in a private setting.

The garden enjoys a good level of privacy and is bordered by mature planting, with access to the garage. This outdoor space perfectly complements the internal accommodation and enhances the overall appeal of the home.

#### CONSERVATORY

9' 5" x 9' 4" (2.87m x 2.84m)

#### GARAGE

8' 6" x 18' 4" (2.59m x 5.59m)

#### 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.

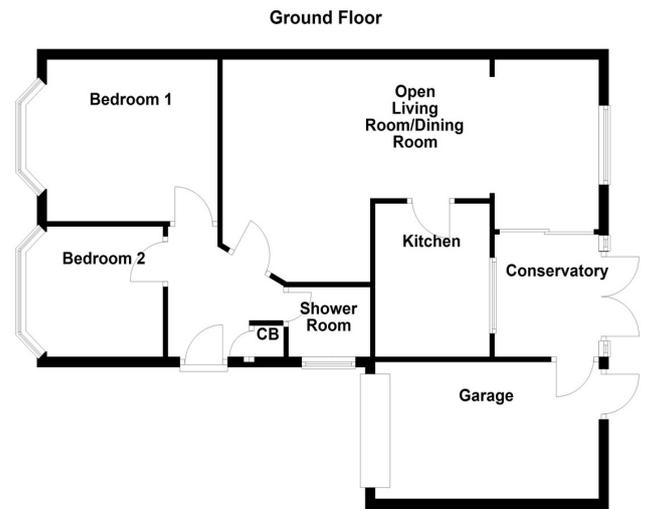
#### TENURE



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		88 B
69-80	C		
55-68	D	64 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