



Highclere Avenue  
Tamworth, B79 7FF

£325,000

# Property Features

- Gorgeous three bedroom semi-detached home
- Located in a highly sought after area of Tamworth
- Generous living room
- Beautiful open plan kitchen/dining room
- Convenient ground floor WC
- Bedroom one benefitting from a modern en-suite shower room
- Bedroom two and three suitable for children's rooms, guest bedrooms or home offices
- Modern family bathroom
- Sizeable and versatile rear garden
- Large driveway with access to the garage

## Full Description

This beautifully presented three-bedroom semi-detached home offers spacious and highly versatile accommodation arranged over two floors, making it an excellent choice for growing families and first-time buyers alike. The ground floor features multiple reception areas, including a generously sized living room and an impressive open-plan kitchen/dining space, thoughtfully designed to create a bright and sociable heart of the home.

Further enhancing its appeal, the property includes a convenient ground floor WC, while the first floor comprises three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from a substantial rear garden, a private garage, and ample driveway parking, combining practicality with comfortable family living.

### THE FORE

The attractive red brick facade of this property lends itself nicely to setting the tone for what's to come. To the front, the property sits behind a charming yet low maintenance garden with a footpath leading up to the front door. To the side of the property is a sizeable driveway with access to a spacious garage, which can be used for either additional parking or storage.

### GROUND FLOOR

Upon entering the property, you are welcomed by a bright and inviting hallway that provides access to a convenient ground floor WC, a spacious living room, and the true focal point of the home, a beautifully designed open-plan kitchen/dining room. Positioned to the side of the property, this impressive space is ideal for both everyday family living and entertaining guests.

The living room is tastefully decorated in neutral tones,



creating a warm and relaxing atmosphere, and benefits from french doors that open directly onto the rear garden, allowing natural light to flood the space. The kitchen/dining area enjoys pleasant views over the front garden, offering a light-filled setting perfect for dining and socialising.

#### LIVING ROOM

15' 1" x 13' 7" (4.6m x 4.14m)

#### GARAGE

9' 9" x 20' 4" (2.97m x 6.2m)

#### OPEN PLAN KITCHEN/DINER

8' 3" x 16' 6" (2.51m x 5.03m)

#### WC

3' x 5' 4" (0.91m x 1.63m)

#### FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, offering flexibility to suit a variety of needs. The principal bedroom is a generously sized double room positioned to the front of the property and benefits from a spacious en-suite shower room and fitted wardrobes, providing both comfort and convenience.

Bedrooms two and three are located to the rear and are similar in size, making them ideal as guest accommodation, children's bedrooms, or versatile home office spaces, perfectly suited to modern lifestyles.

#### BEDROOM ONE

9' 4" x 12' 2" (2.84m x 3.71m)

#### BEDROOM ONE EN-SUITE

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

#### BEDROOM TWO

7' 5" x 10' 9" (2.26m x 3.28m)

#### BEDROOM THREE

7' 2" x 10' 9" (2.18m x 3.28m)

#### BATHROOM

6' 3" x 6' 5" (1.91m x 1.96m)

#### THE REAR

To the rear of the property lies a generous and versatile garden, offering an ideal setting for family gatherings,



outdoor entertaining, or simply relaxing in a private and spacious environment. Its size and layout provide excellent flexibility, allowing it to be tailored to suit a variety of lifestyles and needs.

The garden also benefits from direct access to a substantial garage, providing valuable additional storage or secure parking. Combined with the driveway to the front, the property offers ample off-street parking, further enhancing its practicality and appeal.

#### 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		95 A
81-91	B	83 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