



Davis Road

Amington, Tamworth, , B77 3HP

£260,000



# Property Features

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- Generously Proportioned Semi-Detached Bungalow
- Highly Regarded Location
- Spacious Family Lounge
- Well-Appointed Kitchen
- Four Well-Sized Bedrooms
- Purpose Built Shower Room
- Most Pleasant Rear Garden
- Bursting With Potential
- Close to Local Amenities
- Freehold & No Onward Chain

## Full Description

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Situated in a peaceful and well-regarded residential area, this generously proportioned semi-detached bungalow offers a wealth of flexible accommodation and boundless potential throughout. Thoughtfully designed and extended, the home is perfect for a variety of buyers seeking adaptable living spaces in a convenient yet tranquil location.

### GROUND FLOOR

Upon entering, a welcoming reception hall provides seamless access to the ground floor accommodation. The spacious family lounge, bathed in natural light, benefits from sliding doors that open onto the rear garden, creating a perfect blend of indoor and outdoor living. Adjacent to this, a well-appointed kitchen offers ample workspace and storage.

At the front of the property, two well-sized bedrooms provide comfortable living arrangements, while a purpose-built shower room, complete with a built-in storage cupboard, adds to the home's practicality.

### LIVING AREA

22' 6" x 12' 3" (6.86m x 3.73m)

### KITCHEN

11' 6" x 7' 9" (3.51m x 2.36m)

### STUDY / BEDROOM TWO

7' 9" x 7' 8" (2.36m x 2.34m)

### BEDROOM ONE

9' 9" x 12' 5" (2.97m x 3.78m)

### WET ROOM

5' 8" x 7' 8" (1.73m x 2.34m)



## FIRST FLOOR

Ascending to the first floor, two additional bedrooms further enhance the home's versatility, catering to a range of lifestyle needs. The fourth bedroom features a convenient storage cupboard housing the recently renewed combination boiler.

## BEDROOM THREE

10' 5" x 7' 5" (3.18m x 2.26m)

## BEDROOM FOUR

10' 5" x 7' 5" (3.18m x 2.26m)

## THE REAR

Externally, the rear garden presents a delightful retreat, combining slab-paved patios with vibrant lawns, all enclosed by secure timber fencing for added privacy. A spacious detached garage provides excellent storage potential, further complementing the practicality of this impressive home.

## 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

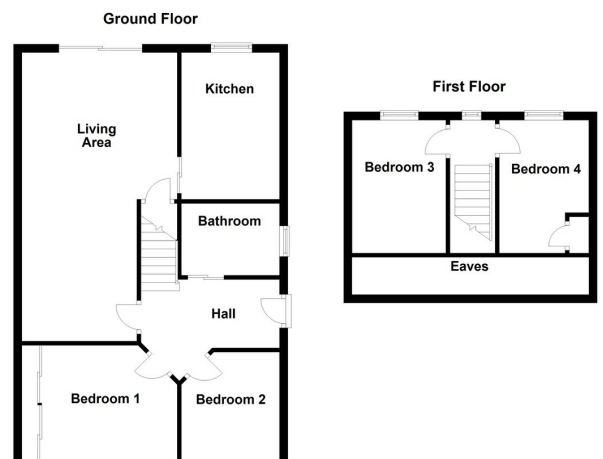
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## 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