



Rene Road

Bolehall, Tamworth, , B77 3NW

£190,000

Property Features

- Well-Positioned Semi-Detached Home
- Pleasant Corner Plot
- Spacious Family Lounge
- Well-Proportioned Kitchen
- Convenient Guest WC
- Three Good-Sized Bedrooms
- Family Shower Room
- Private & Low Maintenance Rear Garden
- No Onward Chain
- Bursting With Potential

Full Description

Nestled within a well-established and highly sought-after area, this unique semi-detached family home occupies a truly magnificent corner plot. Offering a wealth of potential for renovation and enhancement, the property boasts generous proportions throughout, making it an exciting opportunity for first-time buyers, downsizers, and investors alike.

Perfectly positioned close to a range of local amenities, excellent transport links, and well-regarded schools, the home combines outstanding convenience with incredible potential for transformation into a dream residence.

GROUND FLOOR

Upon entering, the ground floor welcomes you with a spacious family lounge, situated at the front of the home. This bright and airy room enjoys views over the fore gardens and offers ample space to accommodate a variety of freestanding furnishings, making it ideal for both relaxation and entertaining.

Adjacent to the lounge, the well-proportioned kitchen is fitted with a range of matching base units and working surfaces, providing a functional space with plenty of scope for modernisation.

An internal hallway to the rear of the property offers access to the rear garden, a useful built-in storage cupboard, and a convenient guest cloakroom, adding further practicality to the home.

LOUNGE

14' 3" x 12' 7" (4.35m x 3.85m)

KITCHEN



11' 2" x 8' 1" (3.42m x 2.47m)

INNER HALLWAY

5' 11" x 2' 9" (1.81m x 0.85m)

CLOAKROOM

5' 11" x 4' 9" (1.81m x 1.45m)

FIRST FLOOR

The first floor hosts three brilliant family bedrooms, each offering remarkably versatile accommodation suitable for a range of uses. Whether needed as bedrooms, home offices, or hobby rooms, the flexible spaces provide excellent potential for personalisation.

Serving the first-floor accommodation is a well-presented family shower room, featuring a matching three-piece suite and a built-in airing cupboard, ensuring practical and comfortable living for all the family.

BEDROOM ONE

9' 10" x 9' 3" (3.02m x 2.84m)

BEDROOM TWO

10' 11" x 7' 10" (3.34m x 2.40m)

BEDROOM THREE

9' 7" x 8' 1" (2.93m x 2.47m)

SHOWER ROOM

7' 10" x 6' 5" (2.40m x 1.97m)

OUTSIDE

REAR GARDEN

Stepping outside, the property continues to impress with a unique and private rear garden, designed for low maintenance and easy enjoyment. A spacious slab-paved patio extends across the immediate rear and side aspects of the home, creating perfect areas for outdoor dining and entertaining.

Beyond the patio, a raised gravel lawn provides additional seating or play space, all securely enclosed by timber fencing to offer peace of mind and privacy.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of



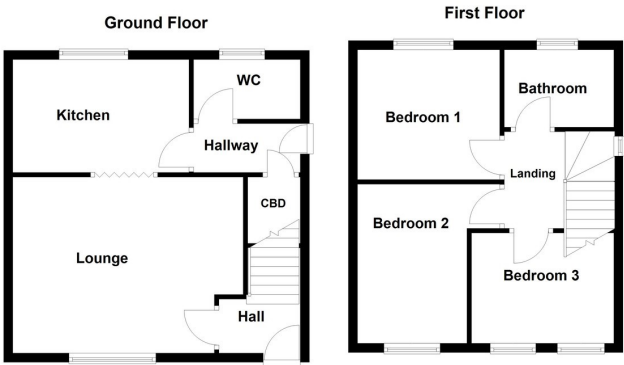
identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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