



Mercia Close
, Tamworth, B79 8LZ

Offers In Excess Of £275,000

Property Features

- Well Presented Link Detached Property
- Bright and Inviting Entrance Hall
- Generously Sized Living Room
- Contemporary Kitchen, Dining Room
- Guest Cloakroom
- Three Well Presented Bedrooms
- Family Bathroom
- Beautifully Landscaped Rear Garden
- Concrete Print Driveway
- Internal Viewing Recommended

Full Description

This charming and well-presented home offers an ideal blend of modern comfort and classic appeal. Nestled in a desirable location, the property boasts an inviting facade, spacious interiors, and a beautifully landscaped rear garden, making it a perfect choice for families and professionals alike.

THE FORE

The front of the property has a well maintained exterior, complemented by a concrete print driveway offering ample parking space. The elegant entrance leads into a bright and welcoming hallway, setting the tone for the rest of the home.

GROUND FLOOR

Stepping inside, the ground floor offers a spacious and well-designed layout, featuring a generously sized living room bathed in natural light from large windows. The contemporary kitchen is fitted with high-quality appliances and stylish cabinetry, providing both functionality and aesthetic charm. Adjacent to the kitchen is a dining area that seamlessly connects to the rear garden through large glass doors, creating an effortless indoor-outdoor living experience. A convenient guest cloakroom and additional storage spaces complete the ground floor.

OPEN LOUNGE / DINING AREA

15' 7" x 15' 8" (4.75m x 4.78m)

KITCHEN

9' 2" x 10' 6" (2.79m x 3.2m)

GUEST CLOAKROOM

4' 4" x 2' 3" (1.32m x 0.69m)



FIRST FLOOR

Ascending to the first floor, the home continues to impress with its well-proportioned bedrooms, each offering a comfortable and tranquil retreat. The master bedroom is particularly spacious, boasting ample wardrobe space. The additional bedrooms are versatile and can be used as guest rooms, children's rooms, or a home office, all served by a sleek and stylish family bathroom.

BEDROOM ONE

11' 6" x 9' 3" (3.51m x 2.82m)

BEDROOM TWO

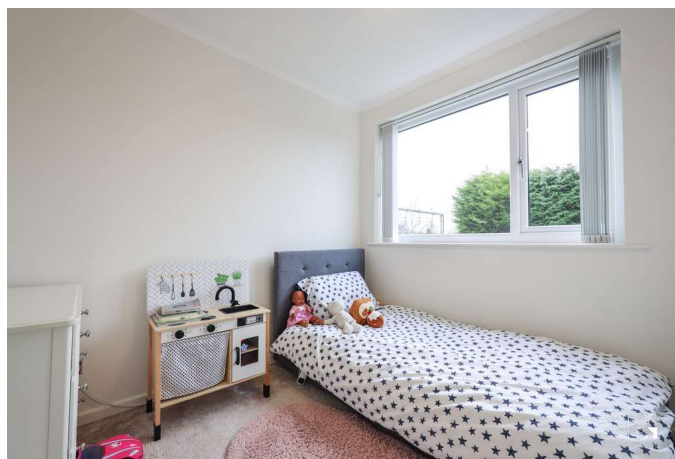
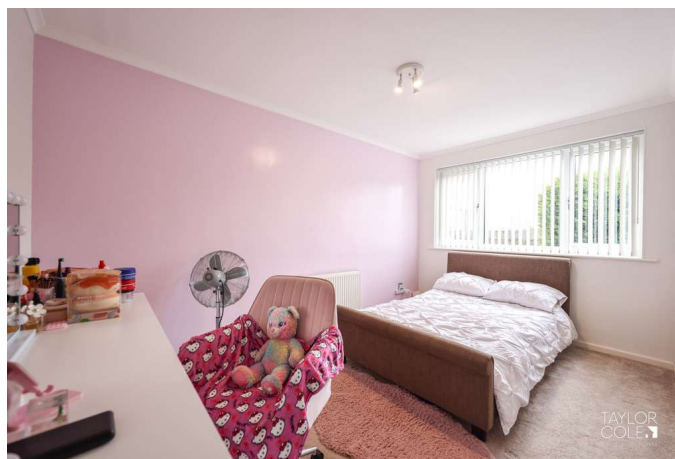
9' 3" x 12' 7" (2.82m x 3.84m)

BEDROOM THREE

7' 1" x 8' 4" (2.16m x 2.54m)

THE REAR

At the rear, the garden is a true highlight, offering a private and serene outdoor space. Beautifully landscaped, it features a combination of lush greenery, a well-maintained lawn, and a patio area perfect for al fresco dining and entertaining. Whether enjoying a quiet morning coffee or hosting summer gatherings, this outdoor space is a delightful extension of the home.



ANTI MONEY LAUNDERING

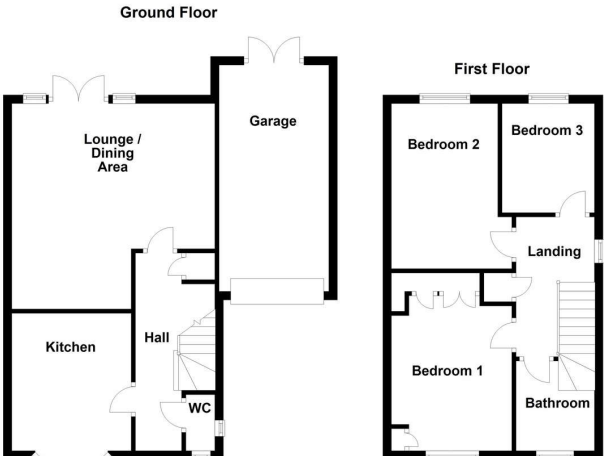
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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