



Croft Avenue
, Tamworth, B79 8AY

Offers In Region Of £270,000

Property Features

- Wonderfully Presented Family Town House
- Stunning Internal Finishes
- Generous Family Lounge & Sun Room
- Attractive Fitted Kitchen
- Primary Bedroom With Dressing Room & En Suite
- Two Further Double Bedrooms
- Sleek Family Bathroom
- Low Maintenance Rear Garden
- Close to Local Schooling
- Freehold

Full Description

Welcome to this exceptional three-bedroom townhouse, beautifully presented throughout and thoughtfully designed to meet modern living requirements, this turn-key home offers both style and convenience.

Nestled in a peaceful cul-de-sac, the property benefits from a tarmac driveway providing off-road parking and easy access to the front entrance. Its superb location ensures close proximity to the town centre, excellent commuter links, and well-regarded local schools.

GROUND FLOOR

Upon entering, you are greeted by a bright and welcoming atmosphere, a theme that carries throughout the home.

At the rear, a spacious family lounge provides a relaxing retreat, bathed in natural light through sleek sliding doors that lead to an adjoining sun room - currently utilised as a dining area. This space seamlessly connects to the rear garden, creating an effortless indoor-outdoor flow.

At the front of the property, the stylish fitted kitchen features a range of modern units, complemented by roll-top work surfaces and ample storage. Thoughtfully designed, it includes recesses and connection points for additional appliances. The ground floor also benefits from a convenient guest cloakroom.

FITTED KITCHEN

11' 7" x 9' 8" (3.55m x 2.95m)

LOUNGE

17' 9" x 12' 10" (5.43m x 3.93m)



SUN ROOM

9' 8" x 9' 3" (2.96m x 2.83m)

GUEST CLOAKROOM

5' 10" x 2' 10" (1.78m x 0.88m)

FIRST FLOOR

The first floor boasts two generously sized double bedrooms, each with built-in wardrobes and views over the front and rear aspects. A beautifully presented family bathroom with a matching three-piece suite serves this level.



BEDROOM TWO

12' 11" x 9' 8" (3.94m x 2.97m)

BEDROOM THREE

12' 11" x 8' 10" (3.94m x 2.70m)

BATHROOM

6' 4" x 6' 2" (1.95m x 1.89m)

SECOND FLOOR

The second floor is dedicated to an impressive master suite, flooded with natural light from a charming dormer window at the front and Velux windows at the rear. This luxurious space includes a purpose-built dressing area with fitted wardrobes and a stunning en-suite bathroom.



BEDROOM ONE

12' 11" x 11' 1" (3.94m x 3.38m)

DRESSING AREA

8' 3" x 6' 1" (2.52m x 1.86m)

EN SUITE

6' 6" x 5' 6" (2.00m x 1.68m)



OUTSIDE

REAR GARDEN

Outside, the low-maintenance rear garden offers a private retreat, featuring a discreet patio ideal for outdoor seating and entertainment. A vibrant artificial lawn is bordered by newly installed fencing, with a convenient rear access gate at the end of the plot.



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 and 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