



Danelagh Close

Coton Green, Tamworth, B79 8LR

Offers Over £297,500

Property Features

- Semi-Detached Family Home
- Close Proximity to Local Schools and Shopping Amenities
- Bright and Inviting Reception Hallway
- Superb Lounge, Generous Dining Room
- Delightful Conservatory, Fitted Kitchen
- Three Well-Proportioned Bedrooms
- Stylish Family Bathroom
- Low Maintenance Rear Garden
- Integral Garage, Block Paved Driveway
- Viewing Recommended

Full Description

Nestled within an exclusive cul-de-sac on the sought-after north side of Tamworth, this excellently presented and thoughtfully renovated semi-detached family home offers an exceptional standard of living in a highly desirable location.

Enjoying an attractive front aspect, the property benefits from close proximity to a range of well-regarded local schools, excellent commuter links, and a variety of shopping amenities, making it an ideal setting for growing families and professionals alike.

GROUND FLOOR

Upon entering, you are welcomed by a bright and inviting reception hall, complete with staircase rising to the first-floor landing and providing access to the main ground floor accommodation.

Positioned to the front of the property is a superb lounge, beautifully enhanced by a striking bay window that floods the space with natural light and provides a charming view over the front aspect. Adjacent to the lounge is a generous dining room, seamlessly connected to a delightful conservatory that overlooks the rear garden, creating a flowing and sociable layout perfect for both everyday living and entertaining.

The kitchen has been tastefully appointed with a wealth of coordinating base units and complementary work surfaces, all enjoying a pleasant outlook across the rear garden. Further enhancing the practicality of the ground floor is a spacious integral garage, ideal for storage or potential further conversion, subject to relevant permissions.



RECEPTION HALL

14' 0" x 5' 11" (4.28m x 1.81m)

LOUNGE

14' 6" x 11' 10" (4.42m x 3.61m)

DINING ROOM

9' 11" x 9' 4" (3.03m x 2.87m)

CONSERVATORY

10' 4" x 9' 8" (3.17m x 2.96m)

KITCHEN

9' 10" x 7' 8" (3.02m x 2.34m)

UTILITY ROOM

13' 5" x 7' 7" (4.09m x 2.33m)

FIRST FLOOR

Upstairs, the property offers three excellent family-sized bedrooms, each providing comfortable proportions and flexibility for a variety of uses, whether as sleeping quarters, a home office, or additional living space. The stylish family bathroom completes the internal accommodation, featuring a contemporary three-piece suite with quality tiled surround, delivering a clean and modern aesthetic.

BEDROOM ONE

11' 5" x 11' 9" (3.50m x 3.59m)

BEDROOM TWO

11' 5" x 10' 0" (3.50m x 3.07m)

BEDROOM THREE

7' 11" x 6' 11" (2.43m x 2.11m)

BATHROOM

8' 2" x 5' 4" (2.49m x 1.64m)



OUTSIDE

REAR GARDEN

Externally, the rear garden has been designed as a peaceful and low-maintenance outdoor retreat. A combination of slab-paved patios and artificial lawns creates defined areas for relaxing and entertaining, while the rear of the garden is finished with a charming timber decking area, topped with a tactile pergola to add a touch of character. Secure timber fencing encloses the garden, ensuring privacy and safety, while also adding to the overall sense of serenity that this wonderful home exudes.



ANTI MONEY LAUNDERING

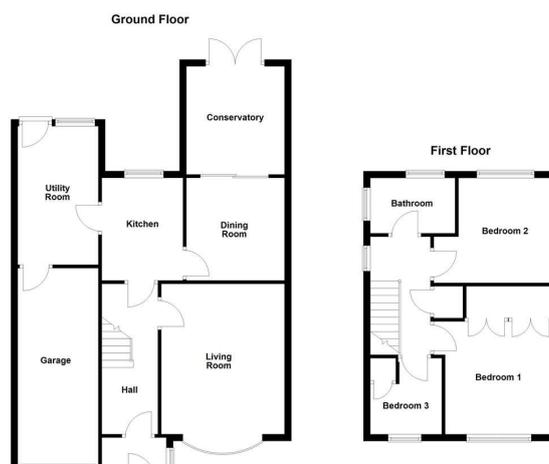
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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