



Marlow Road
, Tamworth, , B77 3NH

£240,000

Property Features

- Well presented three bedroom semi-detached home in a popular residential area
- Spacious living room with bay window and feature fireplace
- Modern fitted kitchen with access to conservatory dining area through the living room
- Bright and airy conservatory offering additional living space
- Two generous double bedrooms and a well-sized single bedroom
- Contemporary family bathroom with walk in shower
- Beautifully maintained front garden with strong kerb appeal
- Fully paved, low maintenance rear garden with pergola and seating area
- Close to local schools, shops, parks, and excellent transport links
- Double glazed throughout with gas central heating

Full Description

This charming semi-detached home offers a well maintained and spacious layout, ideal for families or first time buyers looking for a property in a desirable and well connected residential area.

THE FORE

The property is set back from the road with a generous front garden, neatly landscaped with lawn and borders, offering excellent kerb appeal. A private pathway leads to the front entrance, complemented by a welcoming porch.

GROUND FLOOR

Inside, the ground floor comprises a bright entrance hall that leads through to a spacious living room featuring a bay window and fireplace. The living room leads through to a light filled conservatory, creating a cosy yet open environment. The fitted kitchen offers good storage and leads straight out into the rear garden. The layout is both practical and inviting, perfect for everyday family life or entertaining.

LIVING ROOM

17' 7" x 11' 00" (5.36m x 3.35m)

KITCHEN

6' 8" x 8' 9" (2.03m x 2.67m)

CONSERVATORY

11' 0" x 6' 9" (3.35m x 2.06m)

FIRST FLOOR

Upstairs, there are three well proportioned bedrooms, two of which are doubles. Bedroom one enjoys views over the front garden, while bedroom two overlooks the rear. A modern family bathroom with a walk-in shower and contemporary



tiling completes the first floor.

BEDROOM ONE

9' 5" x 9' 9" (2.87m x 2.97m)

BEDROOM TWO

11' 0" x 8' 1" (3.35m x 2.46m)

BEDROOM THREE

6' 5" x 7' 0" (1.96m x 2.13m)

BATHROOM

5' 8" x 5' 1" (1.73m x 1.55m)

THE REAR

To the rear, the property features a fully paved, low maintenance garden with raised beds, timber sheds, and a pergola seating area. It's a private and well designed outdoor space ideal for summer entertaining, gardening, or simply relaxing in the sun.

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.

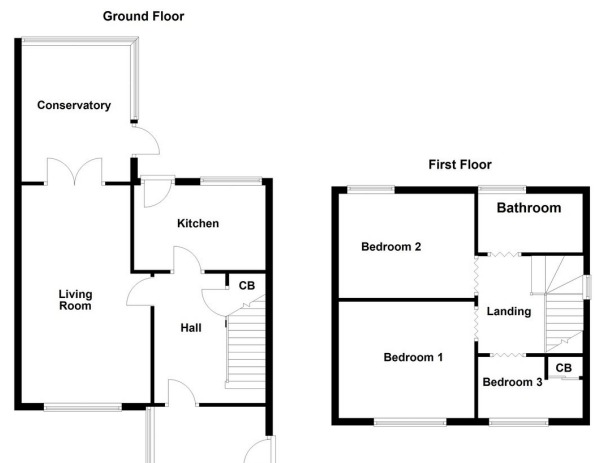
TENURE

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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8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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