

Regency Close

Dunstall Park, Tamworth, B78 3EY

£259,995

Property Features

- Beautifully Presented Semi-Detached Home
- Sought After Modern Development
- Bright and Welcoming Hallway
- Spacious Front Lounge
- Stunning Open Plan Kitchen/Diner, Guest Cloakroom
- Master Bedroom with Dual Fitted Wardrobes
- Well Proportioned Second Bedroom
- Family Bathroom
- Beautifully Landscaped Rear Garden
- Internal Viewing Recommended

Full Description

Taylor Cole Estate Agents proudly present this beautifully presented and contemporary two-bedroom semi-detached home, perfectly balancing modern style with everyday comfort and practicality.

LOCALE

Situated in a sought-after modern development, this attractive property enjoys a pleasant front aspect with ample off-road parking to the side. Stylish porcelain pathways lead you to the front door, offering a glimpse of the quality and attention to detail found throughout the home.

Ideally located just moments from the popular Ventura Retail Park, residents benefit from easy access to a variety of local amenities. Nestled at the end of a peaceful cul de sac, the property also enjoys proximity to scenic open fields and tranquil canal towpaths-perfect for leisurely walks and outdoor enjoyment.

GROUND FLOOR

Upon entry, a bright and welcoming hallway sets the tone for the rest of the home, showcasing a sleek and modern interior design.

The spacious front lounge is bathed in natural light, creating a warm and inviting living space. An inner hallway leads to a convenient guest cloakroom, ideal for busy households and visiting guests.

At the rear, the heart of the home is revealed in a stunning open-plan kitchen and dining area. Both stylish and highly functional, this space is perfect for daily family life or entertaining friends.



ENTRANCE HALL

4' 9" x 3' 4" (1.45m x 1.02m)

LIVING ROOM

12' 11" x 11' 7" (3.95m x 3.55m)

KITCHEN/DINER

14' 7" x 9' 2" (4.47m x 2.81m)

GUEST CLOAKROOM

5' 10" x 2' 9" (1.80m x 0.85m)

FIRST FLOOR

Upstairs, the contemporary theme continues with a generous master bedroom featuring dual fitted wardrobes, offering plentiful storage with a 'his and hers' layout. The second bedroom is versatile and well-proportioned-ideal as a guest room, nursery, or home office.

The modern family bathroom is finished to a high standard with quality tiling and sleek stainless steel fittings, providing a relaxing and elegant space.

BEDROOM ONE

11' 7" x 11' 1" (3.55m x 3.38m)

BEDROOM TWO

11' 1" x 8' 2" (3.40m x 2.51m)

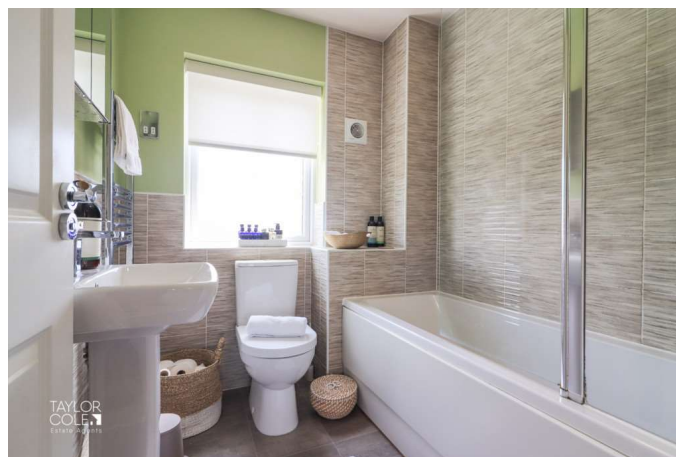
BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m)

OUTSIDE

REAR GARDEN

To the rear, the garden offers a beautifully landscaped retreat, beginning with a porcelain-paved patio perfect for outdoor seating and entertaining. This leads onto a vibrant lawn area, bordered by crisp white glacier stones and enclosed by secure timber fencing for added privacy.



ANTI MONEY LAUNDERING

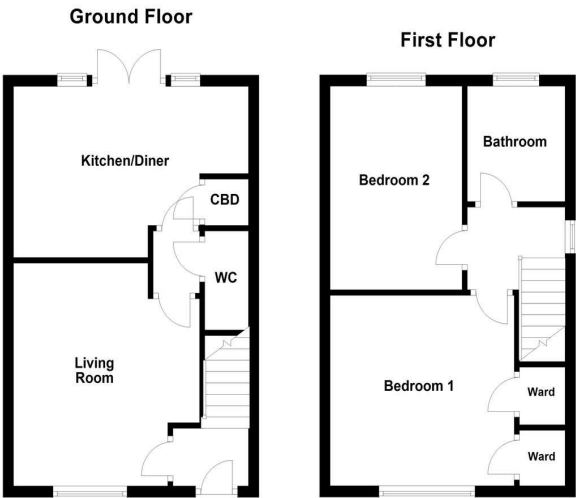
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	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