



Gillway Lane
, Tamworth, , B79 8PW

£355,000

Property Features

- Well Presented Three Bedroom Semi Detached Home In A Popular Residential Area
- Spacious Living Accommodation With Great Potential
- Three Well Proportioned Bedrooms
- Large Rear Garden
- Garage
- Freehold

Full Description

This well presented three bedroom semi detached property is located in the popular residential area of Gillway Lane, Tamworth. Offering generous living space, a large rear garden and excellent potential, this home is ideal for families or first-time buyers.

THE FORE

To the front, the property features a traditional red-brick façade with a driveway providing off road parking, access to a single garage and side access to the rear garden. The location is quiet yet conveniently positioned for local amenities, schools, and transport links.

GROUND FLOOR

The ground floor comprises a welcoming entrance hallway leading into two bright and spacious reception rooms, one with a feature fireplace and bay window. The fitted kitchen offers ample storage and worktop space. The layout flows well and provides a comfortable and practical living environment.

LIVING ROOM

9' 93" x 12' 88" (5.11m x 5.89m)

OPEN KITCHEN

18' 63" x 6' 43" (7.09m x 2.92m)

DINING ROOM

12' 04" x 11' 15" (3.76m x 3.73m)

FIRST FLOOR

Upstairs, the first floor hosts three bedrooms, including two generous doubles and a well-sized single, with a spacious family bathroom including a bath with a fitted shower, and contemporary fittings. Each room benefits from plenty of



natural light and a pleasant outlook.

BEDROOM ONE

14' 16" x 11' 14" (4.67m x 3.71m)

BEDROOM TWO

12' 04" x 11' 17" (3.76m x 3.78m)

BEDROOM THREE

7' 06" x 7' 41" (2.29m x 3.18m)

BATHROOM

6' 98" x 8' 48" (4.32m x 3.66m)

OUTSIDE

REAR GARDEN

The rear garden is a standout feature, with a substantial lawn, mature borders, and a patio seating area. It offers excellent space for outdoor entertaining, gardening or family play.

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		
69-80	C		79 C
55-68	D	60 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