



Sorrel  
, Tamworth, , B77 4HA

£170,000

# Property Features

- Three-bedroom mid-terrace home in popular Amington location
- Two separate reception rooms: living room and dining room
- Practical kitchen with adjacent storage/office room
- Ground floor WC for added convenience
- Family bathroom and separate shower room upstairs
- Two double bedrooms and one single bedroom
- Enclosed rear garden with lawn and patio areas
- Useful garden store with internal access
- Residential area close to schools, shops and amenities
- Well-connected location with good transport links nearby

## Full Description

Situated in the popular residential area of Amington, Tamworth, this three-bedroom home offers a well-proportioned layout across two floors, providing flexible living space suitable for a range of buyers. The property includes two reception rooms, a generous rear garden, and convenient storage options throughout.

### THE FORE

At the front, the home is set behind a lawned garden with a pathway leading to the entrance. The property forms part of a terrace within a well-connected neighbourhood, close to local amenities, schools, and transport links.

### GROUND FLOOR

The ground floor features a welcoming entrance hall with access to a downstairs WC. To the front, there is a dedicated dining room, while to the rear, a spacious living room opens out to the garden through double doors. The kitchen is positioned to the side and provides access to a useful storage/office room, which in turn leads to a separate garden store, ideal for practical day-to-day use.

### LIVING ROOM

18' 4" x 10' 9" (5.59m x 3.28m)

### KITCHEN

11' 9" x 6' 6" (3.58m x 1.98m)

### DINING ROOM/BEDROOM FOUR

9' 9" x 9' 6" (2.97m x 2.9m)

### GUEST CLOAKROOM

### STORAGE / OFFICE



## FIRST FLOOR

Upstairs, the first floor comprises three bedrooms, two doubles and one single, along with a central landing. The layout also includes a family bathroom, a separate shower room, and an additional storage cupboard, adding to the home's functionality.

### BEDROOM ONE

14' 3" x 10' 10" (4.34m x 3.3m)

### BEDROOM TWO

16' 20" x 9' 6" (5.38m x 2.9m)

### BEDROOM THREE

9' 0" x 8' 6" (2.74m x 2.59m)

### BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m)

### SHOWER ROOM

### THE REAR

The rear garden offers both patio and lawn areas, enclosed for privacy and providing a pleasant outdoor space suitable for a variety of uses. There is also direct access to the garden from the living room.

### 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.

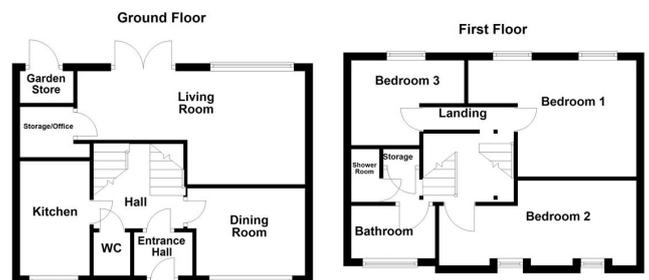
### TENURE

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		83 B
69-80	C		
55-68	D	65 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