



Summerfield Road  
, Tamworth, , B77 3PG

Offers Over £250,000



# Property Features

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- Spacious three-bedroom family home in a quiet residential area
- Bright and modern kitchen with ample storage and workspace
- Generous living room leading into a light-filled conservatory
- Ground floor WC and separate pantry for added convenience
- Landscaped rear garden with patio, lawn, and summerhouse
- Integral garage with external access and driveway parking

## Full Description

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This well-presented, modern family home offers spacious and versatile living across two floors. The front of the property features a neatly maintained lawn and driveway parking leading to an integral garage, providing ample off-road space and storage.

### THE FORE

#### GROUND FLOOR

Upon entering the ground floor, you are greeted by a welcoming hallway with a downstairs WC and convenient pantry area under the stairs. The contemporary kitchen is bright and well-fitted, leading through to a generous living room that flows beautifully into a light-filled conservatory-ideal for entertaining or relaxing while overlooking the garden. Access to the garage is also available internally, enhancing practicality.

#### LIVING ROOM

10' 9" x 15' 5" (3.28m x 4.7m)

#### KITCHEN

14' 9" x 7' 8" (4.5m x 2.34m)

#### GUEST WC

3' 9" x 4' 7" (1.14m x 1.4m)

#### CONSERVATORY

10' 2" x 9' 5" (3.1m x 2.87m)

#### FIRST FLOOR

The first floor hosts three well-proportioned bedrooms. Bedroom one benefits from a modern en-suite, while the remaining two bedrooms are serviced by a stylish family bathroom. A central cupboard provides useful additional



storage.

#### BEDROOM ONE

11' 3" x 8' 6" (3.43m x 2.59m)

#### BEDROOM ONE EN-SUITE

3' 8" x 4' 4" (1.12m x 1.32m)

#### BEDROOM TWO

6' 7" x 7' 1" (2.01m x 2.16m)

#### BEDROOM THREE

8' 4" x 11' 1" (2.54m x 3.38m)

#### BATHROOM

5' 5" x 6' 3" (1.65m x 1.91m)

#### THE REAR

To the rear, the beautifully landscaped garden includes both a patio and lawn area, perfect for outdoor dining and recreation. A charming summerhouse sits at the back of the garden, ideal for use as a home office, studio, or retreat.

#### SHED

#### GARAGE

15' 8" x 8' 0" (4.8m x 2.45m)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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