



Lakeview Avenue
, Tamworth, , B78 3JQ

£330,000

Property Features

- Beautifully Presented Three Bedroom Family Home
- Modern Fitted Kitchen
- Three Generous Sized Bedrooms
- Double Garage
- Ample Off-Road Parking
- Freehold
- No Upward Chain
- Desirable Location

Full Description

This beautifully presented three bedroom, one bathroom semi-detached home offers stylish and functional living space across two floors. Ideal for modern family life, the property boasts a large living room, a lovely dining room with access to a conservatory, and a landscaped rear garden.

THE FORE

To the front, the property boasts a neat driveway providing off-road parking including a double garage, a tidy frontage with mature shrubs, and an inviting entrance into the home.

GROUND FLOOR

Upon entering, you are greeted by a bright hall with access to a convenient downstairs W.C to your immediate right and a staircase to the first floor on your left. Through the hallway, the lounge features a front bay window, offering ample natural light and a comfortable space for relaxing.

Going out through the back of the lounge is the dining room and kitchen separated by an open archway. Through the dining room is a conservatory that provides beautiful natural light to the aforementioned dining room. The conservatory and kitchen doors both open out onto the garden, seamlessly blending indoor and outdoor living.

LIVING ROOM

12' 49" x 14' 63" (4.9m x 5.87m)

DINING ROOM

10' 6" x 8' 08" (3.2m x 2.64m)

KITCHEN

7' 31" x 10' 59" (2.92m x 4.55m)

CONSERVATORY



9' 18" x 8' 22" (3.2m x 3m)

GUEST CLOAKROOM

2' 81" x 6' 31" (2.67m x 2.62m)

FIRST FLOOR

The upper floor includes three well appointed bedrooms and one bathroom and the bedrooms are very close-knit for a convenient, yet cosy feel.

All three bedrooms are spacious enough to fit all manner of freestanding furnishings.



BEDROOM ONE

9' 05" x 11' 29" (2.87m x 4.09m)

BEDROOM TWO

8' 08" x 11' 96" (2.64m x 5.79m)

BEDROOM THREE

7' 60" x 7' 33" (3.66m x 2.97m)

BATHROOM

6' 50" x 6' 27" (3.1m x 2.51m)



THE REAR

The rear garden has been professionally landscaped and is accessed via double doors from the dining room and a single door from the kitchen, respectively. The lawn is bordered with mature plants and fencing for privacy and there is also access to the double garage.

GARAGE

18' 31" x 18' 91" (6.27m x 7.8m)

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		82 B
69-80	C		
55-68	D	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