



Carlton Crescent  
, Tamworth, , B79 8EX

£250,000



# Property Features

- Spacious three bedroom Semi Detached family home in a sought after residential area
- Two additional well proportioned bedrooms with a landing that offers built in storage
- Generous driveway with ample off road parking and integrated garage
- Contemporary family bathroom with bath and overhead shower
- Bright and airy living room flowing through to an open plan dining area
- Ground floor WC and multiple storage cupboards throughout
- Modern fitted kitchen with garden views.
- Private, enclosed rear garden with patio and lawn, ideal for entertaining
- Master bedroom with ensuite shower room
- Close to local schools, shops, and transport links for easy commuting

## Full Description

This well presented semi detached family home offers spacious accommodation throughout, situated in a desirable residential location.

### THE FORE

To the front, the property features a large driveway providing ample off-road parking and access to an integrated garage.

### GROUND FLOOR

The ground floor comprises a welcoming hallway with a WC, a generous living room that flows into a bright dining room with patio doors to the rear garden, and a modern, fully fitted kitchen. The kitchen also offers internal access to the garage and overlooks the rear garden.

### OPEN PLAN LIVING ROOM/DINING AREA

#### LIVING ROOM

10' 9" x 17' 9" (3.28m x 5.41m)

#### DINING ROOM

9' 9" x 11' 32" (2.97m x 4.17m)

#### KITCHEN

11' 8" x 8' 8" (3.56m x 2.64m)

#### GUEST CLOAKROOM

4' 7" x 3' 8" (1.4m x 1.12m)

### FIRST FLOOR

Upstairs, the first floor boasts three good sized bedrooms. The master bedroom has its own en suite, while bedrooms two and three are served by a stylish family bathroom. Ample built in storage is available via two convenient cupboards on the landing.



#### BEDROOM ONE

9' 9" x 16' 5" (2.97m x 5m)

#### BEDROOM ONE EN-SUITE

4' 9" x 5' 7" (1.45m x 1.7m)

#### BEDROOM TWO

11' 0" x 12' 6" (3.35m x 3.81m)

#### BEDROOM THREE

8' 7" x 12' 7" (2.62m x 3.84m)

#### BATHROOM

5' 4" x 6' (1.63m x 1.83m)

#### THE REAR

To the rear, the property enjoys a private and low maintenance garden with a combination of paved and lawned areas, ideal for outdoor dining and relaxation. The space is well maintained and enclosed, perfect for families.

#### 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.

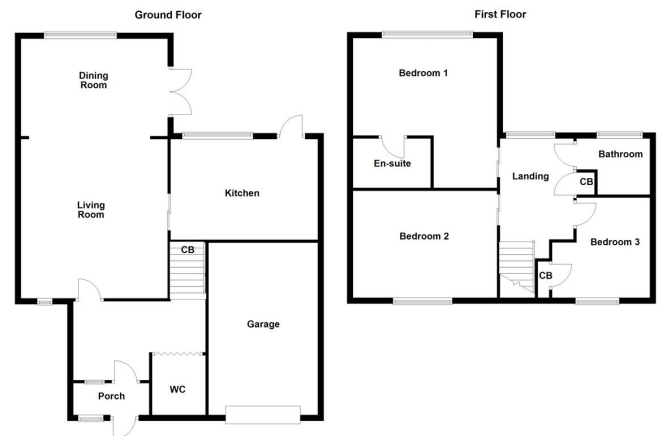
#### TENURE

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.





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8 Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

www.taylorcole.co.uk  
 sales@taylorcole.co.uk  
 01827 311412

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