



Hampton Close
, Tamworth, , B79 8TX

£295,000

Property Features

- Spacious three bedroom detached family home
- Sought after residential location with excellent local amenities
- Large open plan lounge diner with dual aspect windows
- Bright conservatory overlooking the rear garden
- Well appointed kitchen with ample storage and workspace
- Modern family bathroom with bath and overhead shower
- Three generously sized bedrooms including two doubles
- integrated garage and driveway parking
- Well maintained private rear garden with patio and lawn
- double glazing throughout

Full Description

This well maintained three bedroom detached home offers generous living accommodation and is situated in a desirable residential area. With a spacious lounge diner, a bright conservatory, and a practical layout throughout, the property is ideal for families or those looking to upsize. The home also benefits from a private rear garden and an integrated garage.

THE FORE

To the front of the property is a low maintenance garden with mature shrubs and a driveway providing off road parking leading to the attached garage. A covered porch gives access to the entrance hall, creating a welcoming first impression.

GROUND FLOOR

Upon entering, the hallway leads to a spacious open plan lounge/diner which spans the full depth of the property and features large windows at one end and conservatory access at the other, allowing plenty of natural light. The kitchen is well equipped with ample worktop space and units. A useful under stairs cupboard is also accessible from the hallway.

OPEN PLAN LIVING/DINING AREA

LIVING ROOM

12' 5" x 11' 8" (3.78m x 3.56m)

DINING AREA

9' 8" x 11' 5" (2.95m x 3.48m)

KITCHEN

8' 6" x 10' 9" (2.59m x 3.28m)

FIRST FLOOR



The first floor hosts three bedrooms, two of which are comfortable doubles and the third a generous single that could serve as a nursery or study. The landing includes a built in airing cupboard and leads to the modern family bathroom which features a bath with overhead shower, toilet and wash basin.

BEDROOM ONE

10' 2" x 12' 2" (3.1m x 3.71m)

BEDROOM TWO

11' 2" x 9' 8" (3.4m x 2.95m)

BEDROOM THREE

8' 3" x 8' 9" (2.51m x 2.67m)

BATHROOM

8' 6" x 5' 4" (2.59m x 1.63m)

CONSERVATORY

8' 3" x 5' 6" (2.51m x 1.68m)

THE REAR

At the rear of the property is a well maintained and private garden with a combination of patio and lawn areas, ideal for outdoor entertaining or relaxing. The conservatory opens directly onto the garden, enhancing the flow between indoor and outdoor living spaces.

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.

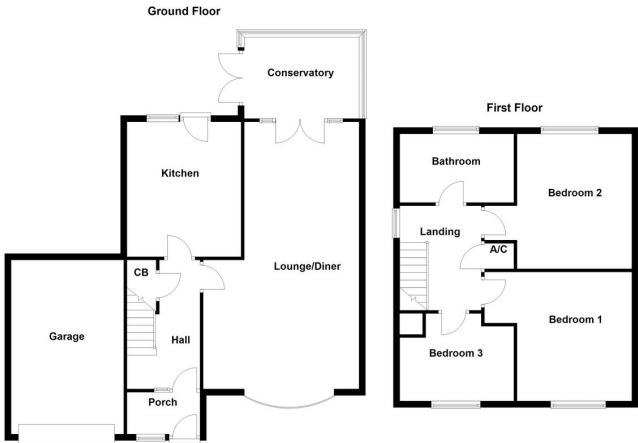
TENURE

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		81 B
69-80	C		
55-68	D	67 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