



Castlehall  
, Tamworth, , B77 2EJ

Offers In Excess Of £225,000

# Property Features

- Extremely spacious three bedroom semi-detached home with excellent potential
- Spacious living room and separate dining area
- Fitted kitchen with garden access
- Ground floor WC/utility room for added convenience
- Exceptionally large dining room
- Family bathroom serving the first floor
- Driveway parking and carport to the front of the property
- Garage store and workshop offering flexible use and storage
- Located in a quiet cul-de-sac
- Recently fitted double glazing and combi boiler

## Full Description

This extended three bedroom semi-detached home offers excellent potential with spacious accommodation, a versatile layout, and the added benefit of a workshop and carport. It provides an ideal opportunity for families, couples, or those seeking a home with scope to make it their own.

### THE FORE

At the front, the property features driveway parking, a carport, and access to a garage store and workshop, creating fantastic flexibility for storage, hobbies, or home-based projects.

### GROUND FLOOR

On the ground floor, a welcoming porch leads into a comfortable living room which flows into the generously sized dining area. To the rear, the fitted kitchen opens onto the garden, and a useful WC/utility room adds convenience. The layout is practical and well-suited to modern family living.

### LIVING ROOM

13' 4" x 15' 6" (4.06m x 4.72m)

### DINING ROOM

10' 4" x 15' 6" (3.15m x 4.72m)

### KITCHEN

10' 5" x 10' 9" (3.18m x 3.28m)

### WC/UTILITY ROOM

7' 2" x 3' 8" (2.18m x 1.12m)

### FIRST FLOOR

The first floor hosts three bedrooms with the third bedroom providing well-proportioned space, perfect for a guest room



or home office, with a further two large double bedrooms, making the home adaptable for a growing family. A family bathroom completes the upstairs accommodation.

#### BEDROOM ONE

13' 8" x 8' 8" (4.17m x 2.64m)

#### BEDROOM TWO

9' 2" x 9' 3" (2.79m x 2.82m)

#### BEDROOM THREE

7' 3" x 6' 7" (2.21m x 2.01m)

#### BATHROOM

6' x 6' 1" (1.83m x 1.85m)

#### THE REAR

To the rear, the garden offers a low-maintenance paved space, ideal for outdoor dining and relaxation, with access through to the garage and workshop.

#### CAR PORT

40' 3" x 7' 9" (12.27m x 2.36m)

#### GARAGE STORE

8' 5" x 7' 7" (2.57m x 2.31m)

#### WORKSHOP

8' 6" x 8' 9" (2.59m x 2.67m)





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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