



Trefoil

Tamworth , B77 3BG

£179,995

Property Features

- A beautifully presented three-bedroom semi-detached home
- Large living room with bay window and french doors leading to the garden
- Generous open plan kitchen/dining room with bay window
- Convenient storage in the hallway, kitchen and on the landing
- Two generous double bedrooms with one that can be used for a child's room or an office
- Seperate bathroom and WC on the first floor
- Mature, low maintenance rear garden
- Shed in the rear garden for added storage space
- Driveway parking suitable for two cars
- Close to local amenities, schools and transport links

Full Description

A beautifully presented three-bedroom semi-detached home offering bright and well proportioned accommodation throughout. Ideally situated in a sought after residential area, this lovely property combines modern living with comfortable family spaces and a delightful rear garden perfect for entertaining or relaxation.

THE FORE

GROUND FLOOR

The property is entered through a welcoming entrance hall which leads directly to the main living areas. To the right, a spacious living room features a large bay window that fills the room with natural light and offers ample space for a range of furnishings. At the rear, French doors open out to the garden creating a seamless connection between indoor and outdoor living.

To the left of the hall is an attractive open plan kitchen and dining room. This bright and sociable space is fitted with a good range of modern units and work surfaces along with integrated appliances. There is plenty of room for a family dining table and chairs making it ideal for everyday meals or entertaining guests. Two built in cupboards complete the ground floor accommodation as well as an outside storage room with access via the rear garden.

LIVING ROOM

17' 6" x 12' 1" (5.33m x 3.68m)

OPEN KITCHEN/DINING ROOM

DINING ROOM

7' 9" x 7' 7" (2.36m x 2.31m)



KITCHEN

10' x 7' 7" (3.05m x 2.31m)

FIRST FLOOR

Upstairs, the landing leads to three comfortable bedrooms and the family bathroom. The main bedroom is a generous double with fitted wardrobes and views over the rear garden. The second bedroom is another double also offering built in storage, while the third bedroom provides a perfect space for a child's room, home office or guest room. The family bathroom is fitted with a white suite comprising a bath with shower over and wash basin. There is also a separate WC for convenience.

BEDROOM ONE

11' 6" x 10' (3.51m x 3.05m)

BEDROOM TWO

8' 8" x 7' 8" (2.64m x 2.34m)

BEDROOM THREE

9' 3" x 5' 7" (2.82m x 1.7m)

WC

4' 7" x 2' 7" (1.4m x 0.79m)

BATHROOM

5' 6" x 4' 8" (1.68m x 1.42m)

THE REAR

The rear garden is beautifully maintained and features a paved patio area ideal for outdoor dining along with a lawn bordered by mature shrubs and flower beds. The garden enjoys a good level of privacy and provides a wonderful space for families or anyone who enjoys spending time outdoors.

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.

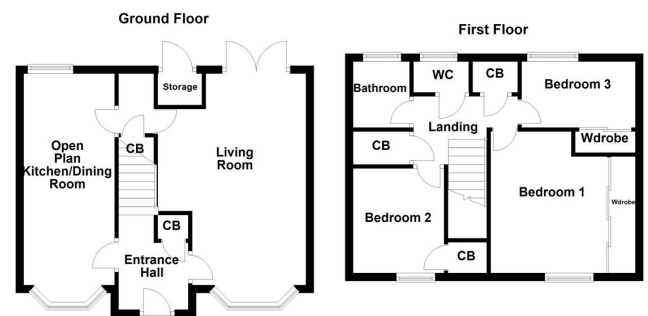
TENURE

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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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