



Sharpe Street
Tamworth, B77 3HZ

£299,950

Property Features

- Beautiful three-bedroom property in a highly desired area of Tamworth
- Two sizeable bedrooms and a bathroom on first floor
- Seperate Family Room at the entrance of the home
- Bedroom three perfect for dressing room
- Heart of the home is a beautiful open-plan Living room, Kitchen and dining room
- Bedroom one on Second floor
- Convenient ground floor WC
- En-suite shower room for Bedroom one
- Shared side access via a gate
- Close to local amenities, schools and transport links

Full Description

This beautiful three-bedroom property is situated in a highly-sought after area of Tamworth, offering generous living accommodation and a contemporary open plan layout. Stylishly finished throughout, the property is ideal for families wishing to move straight in and enjoy modern, spacious and well planned living in a convenient and popular location close to schools, shops and commuter routes.

THE FORE

The property is set back from the road with a parking space directly in front, the gate to the side of the property is shared with both this property and next door, and a convenient EV charger is available for prospective buyers with an electric car. The welcoming approach sets the tone for the rest of the home, offering both practicality and kerb appeal.

GROUND FLOOR

Upon entering, you are immediately greeted by the family room; a comforting room that sets the tone nicely for the rest of the property. Through the family room you are taken into a neat hallway where you will find stairs to the first floor and the entrance to the heart of the home, which is a gorgeous open plan living room, kitchen and dining room. The ground floor also has a utility room leading to a convenient WC.

FAMILY ROOM

11' 9" x 10' 9" (3.58m x 3.28m)

OPEN PLAN LIVING ROOM/KITCHEN/DINING ROOM

31' 8" x 11' 7" (9.65m x 3.53m)

LIVING ROOM

11' 1" x 9' 7" (3.38m x 2.92m)

KITCHEN



13' 9" x 11' 7" (4.19m x 3.53m)

DINING ROOM

8' 1" x 5' 8" (2.46m x 1.73m)

UTILITY ROOM

4' 8" x 3' 5" (1.42m x 1.04m)

WC

5' 1" x 2' 9" (1.55m x 0.84m)

FIRST FLOOR

The first floor provides two of the three bedrooms that this home has to offer, each attractively presented and offering good natural light. The second bedroom includes fitted wardrobe space, and the third bedroom is perfectly suited as a dressing room, given the layout of its built-in wardrobe that covers the entire length of the wall. The floor is finished with a spacious bathroom that has a very sizeable cupboard and another stairway that leads to the second floor.

BEDROOM TWO

11' 6" x 10' 6" (3.51m x 3.2m)

BEDROOM THREE

10' 1" x 6' 8" (3.07m x 2.03m)

Excluding wardrobes

BATHROOM

8' 7" x 5' 3" (2.62m x 1.6m)

BATHROOM CUPBOARD

5' 8" x 2' 7" (1.73m x 0.79m)

SECOND FLOOR

The second floor is home to the main bedroom and en-suite. A skylight floods the room with natural light and the convenient en-suite, with fitted shower, allows for the utmost convenience.

BEDROOM ONE

10' 7" x 9' 6" (3.23m x 2.9m)

EN-SUITE

8' x 4' (2.44m x 1.22m)

THE REAR

The rear offers a generous outdoor space, suitable for entertaining, with an area next to the garage that can be



used for outdoor seating. Accessible from the front via a gate, the garden offers a sizeable outdoor space, suitable for socialising and entertaining.

STORAGE

6' 2" x 4' 6" (1.88m x 1.37m)

GARAGE

13' 3" x 7' 9" (4.04m x 2.36m)

ANTI MONEY LAUNDERING

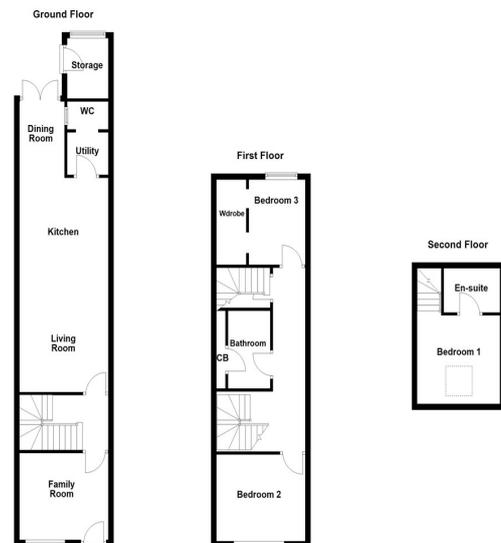
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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