Wordsworth Avenue

Tamworth, B79 8BZ

£190,000

Property Features

- Three bedroom mid terrace family home
- Spacious living room
- Modern kitchen breakfast room
- Contemporary family bathroom
- Well presented throughout
- Neutral decor and modern finishes
- Private enclosed rear garden
- Covered porch and entrance hall
- Established residential location
- Ideal for families or first time buyers

Full Description

This well presented three bedroom mid terrace home offers spacious and practical accommodation arranged over two floors. The property is ideal for families, first time buyers, or investors, combining modern finishes with comfortable living space throughout.

THE FORE
Set back from the road behind a small foregarden, the property benefits from a covered porch leading into the entrance hall. The frontage is neatly presented and forms part of an established residential setting.

GROUND FLOOR
The ground floor comprises a welcoming entrance hall with stairs to the first floor and useful storage. A generous living room provides ample space for both seating and dining, creating a comfortable area for everyday living. To the rear, the kitchen breakfast room is well fitted with modern units, wood effect worktops, and space for appliances, offering a practical and sociable layout.

LIVING ROOM
20' 6" x 11' 4" (6.25m x 3.45m)

KITCHEN/BREAKFAST ROOM
13' 2" x 6' 4" (4.01m x 1.93m)

FIRST FLOOR
The first floor hosts three well proportioned bedrooms, all accessed from the central landing. The accommodation is completed by a modern family bathroom, finished in a clean and contemporary style.

BEDROOM ONE
12' 7" x 10' 3" (3.84m x 3.12m)

BEDROOM TWO
10' 4" x 10' (3.15m x 3.05m)

BEDROOM THREE
9' 3" x 7' 4" (2.82m x 2.24m)

BATHROOM
7' 5" x 5' 5" (2.26m x 1.65m)

THE REAR
To the rear, the property enjoys a private enclosed garden with patio seating and lawn areas, ideal for outdoor dining and family use. The garden offers a pleasant and manageable outdoor space with scope for personalisation.

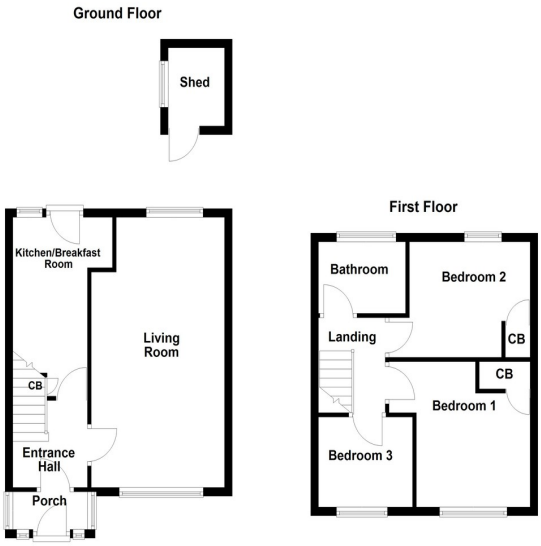
SHED ONE
9' 9" x 4' 9" (2.97m x 1.45m)

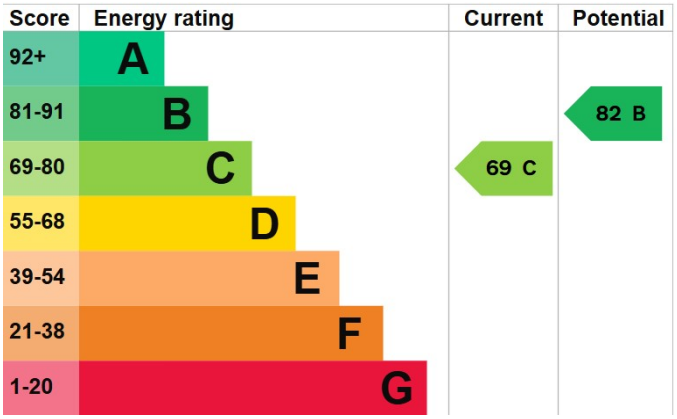
PLAYROOM
8' x 6' (2.44m x 1.83m)

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