



Sorrel Drive

Kingsbury, Tamworth, B78 2PQ

£235,000



# Property Features

- Two bedroom family home
- Modern open plan kitchen and dining room
- Spacious living room with feature fireplace
- Well proportioned bedrooms
- Contemporary family bathroom
- Neutral decor throughout
- Enclosed rear garden with patio and lawn
- Off road parking to the front
- Popular residential location
- Ideal for first time buyers or investors

## Full Description

A well presented two bedroom home offering bright and modern accommodation throughout. The property features an open plan kitchen dining room, a spacious living area and a private rear garden, making it ideal for first time buyers, downsizers or investors.

### THE FORE

To the front of the property is a driveway providing off road parking, with a small lawned area and pathway leading to the entrance.

### GROUND FLOOR

The ground floor comprises a welcoming living room with a feature fireplace and stairs rising to the first floor. To the rear is a modern open plan kitchen dining room, fitted with a range of wall and base units and providing ample space for dining, with double doors opening onto the garden.

### LIVING ROOM

15' 8" x 12' 5" (4.78m x 3.78m)

### OPEN PLAN KITCHEN/DINER

12' 5" x 8' 7" (3.78m x 2.62m)

### FIRST FLOOR

The first floor offers two well proportioned bedrooms along with a contemporary family bathroom fitted with a modern suite.

### BEDROOM ONE

12' 5" x 8' 7" (3.78m x 2.62m)

### BEDROOM TWO

12' 5" x 7' 2" (3.78m x 2.18m)



## BATHROOM

9' 5" x 4' 8" (2.87m x 1.42m)

## THE REAR

The rear garden is enclosed and thoughtfully arranged with a paved patio seating area and a lawn, providing a pleasant and private outdoor space suitable for relaxing or entertaining.

## 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