



Alvecote Lane

Alvecote, Tamworth, , B79 0DJ

£220,000

Property Features

- Beautiful three bedroom cottage
- Spacious living room and separate dining room
- Well equipped kitchen with adjoining utility area
- Ground floor bathroom for added convenience
- Generous rear garden with lawn and patio areas
- Garage providing storage or off-road parking
- Pleasant outlook with countryside views nearby
- Well maintained and ready to move into
- Flexible layout suitable for a range of buyers
- Convenient location within an established residential area

Full Description

This charming and well maintained cottage offers a practical and inviting layout, ideal for a range of buyers including first time purchasers, small families, or investors. The property combines traditional proportions with modern touches, creating a comfortable living environment with a natural flow between spaces. Well presented throughout, it provides a balance of character and functionality.

With a mix of reception areas and three bedrooms, the home is both versatile and easy to adapt to individual needs. The inclusion of useful ground floor facilities and a generous rear garden further enhances its appeal, making it a well-rounded and attractive property.

THE FORE

To the front, the property enjoys a traditional terraced facade that reflects its character and charm, with a neat and welcoming approach. Positioned along a well established street, the home benefits from a pleasant outlook and a sense of community.

On-street parking is available nearby, offering convenience for residents and visitors alike. The frontage is low-maintenance, making it both practical and easy to care for.

GROUND FLOOR

The ground floor is thoughtfully arranged, beginning with a welcoming living room that offers a cosy and relaxing space, ideal for unwinding. This leads through to a separate dining room, providing a defined area for family meals or entertaining guests, while maintaining a sense of openness between the two spaces.

To the rear, the kitchen is well-equipped and conveniently positioned alongside a utility area and ground floor shower room, adding practicality to everyday living. This layout ensures the home remains highly functional, with clear separation between living, dining, and service areas.



LIVING ROOM

14' 5" x 11' 9" (4.39m x 3.58m)

DINING ROOM

10' 9" x 9' 9" (3.28m x 2.97m)

KITCHEN

7' 8" x 8' 1" (2.34m x 2.46m)

SHOWER ROOM

7' 8" x 4' 9" (2.34m x 1.45m)

UTILITY ROOM

3' 7" x 3' (1.09m x 0.91m)

FIRST FLOOR

Upstairs, the property comprises three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for a variety of uses. The principal bedroom is particularly spacious, while the additional rooms are ideal for family members, guests, or even a home office setup. The first floor provides a comfortable and private retreat from the main living areas below.

BEDROOM ONE

10' x 11' 2" (3.05m x 3.4m)

BEDROOM TWO

7' 2" x 11' 9" (2.18m x 3.58m)

BEDROOM THREE

6' 7" x 8' 5" (2.01m x 2.57m)

THE REAR

Externally, the property benefits from a generous rear garden, offering a mix of lawn and patio areas that are perfect for outdoor dining, relaxation, or family activities. The space is well-enclosed, providing a good level of privacy and a pleasant outdoor setting.

To the rear, there is access to a garage, adding valuable storage or parking options, while the overall outdoor space complements the home's practicality. This combination of garden and outbuildings enhances both lifestyle appeal and everyday convenience.

GARAGE

10' x 18' (3.05m x 5.49m)



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