



Elm Tree Walk
Tamworth, B79 8LL

£240,000

Property Features

- Two bedroom Semi detached bungalow
- Spacious and bright living room
- Well fitted kitchen with ample workspace
- Two well proportioned bedrooms
- Modern shower room
- Detached garage
- Private rear garden with patio and lawn
- Excellent potential to personalise
- No Chain
- Council Tax Band B

Full Description

This well presented and deceptively spacious two bedroom semi detached bungalow offers comfortable and convenient single level living, making it an excellent choice for downsizers or those seeking a more manageable home. The property benefits from a practical layout with well proportioned rooms and plenty of natural light throughout, creating a warm and welcoming atmosphere.

THE FORE

To the front, the property features a neat lawned garden with a pathway leading to the entrance, creating an inviting first impression. The setting is low maintenance yet attractive, contributing to the overall kerb appeal.

INTERNAL

Internally, the bungalow offers a well arranged layout, with a spacious living room forming the heart of the home. This bright and airy space provides ample room for both seating and dining.

The kitchen is fitted with a range of units and worktop space, designed for practicality and ease of use. The property further benefits from two well proportioned bedrooms, both offering comfortable accommodation, along with a modern shower room fitted with a contemporary suite.

LIVING ROOM

13' 4" x 16' 6" (4.06m x 5.03m)

KITCHEN

8' 4" x 10' 1" (2.54m x 3.07m)

BEDROOM ONE

10' 2" x 11' 9" (3.1m x 3.58m)



BEDROOM TWO

8' 9" x 8' 2" (2.67m x 2.49m)

BATHROOM

5' 7" x 6' 1" (1.7m x 1.85m)

THE REAR

To the rear, the property enjoys a private and enclosed garden, providing a peaceful outdoor space to relax. The garden features a combination of patio and lawn areas, offering flexibility for outdoor seating, gardening, or leisure activities.

Additional benefits include access to the detached garage, enhancing the practicality of the home while providing further storage or potential for alternative uses.

GARAGE

8' 9" x 18' 2" (2.67m x 5.54m)

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.

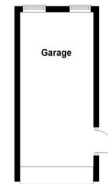
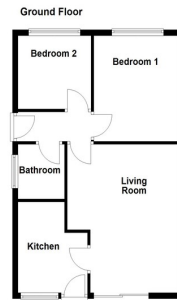
TENURE

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 | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 61 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