



Gorsy Bank Road
Hockley, Tamworth, B77 5JD

£195,000

Property Features

- Stunning Two bedroom mid terrace home
- Bright and spacious living room
- Fitted kitchen with access to the rear garden
- Low maintenance frontage
- Two well proportioned bedrooms on the first floor
- Neutral decor throughout offering a move in ready feel
- Generous rear garden mainly laid to lawn with fenced boundaries
- Additional patio area to the rear for seating or storage
- On street parking to the front
- Close to local amenities

Full Description

This well maintained two bedroom mid terrace property presents an excellent opportunity for first time buyers, young families, downsizers and investors. Offering spacious and practical accommodation arranged over two floors, the home benefits from a generous living room, fitted kitchen, two well proportioned bedrooms, a first floor family bathroom and an enclosed rear garden. Conveniently positioned close to local amenities, schools, transport links and commuter routes, this charming home combines comfort, convenience and excellent potential.

THE FORE

The property enjoys an attractive position within a row of traditional terraced homes and is approached via a low maintenance frontage finished with decorative stone chippings. A covered entrance porch provides protection from the elements and creates a welcoming first impression for visitors. The front aspect is both neat and practical, requiring minimal upkeep while offering space for potted plants and decorative features to enhance kerb appeal.

GROUND FLOOR

Entering through the porch, the accommodation opens into a spacious and inviting living room which forms the heart of the home. Benefiting from a large front facing window, the room enjoys an abundance of natural light, creating a bright and airy atmosphere throughout the day. There is ample space for a range of lounge furnishings, making it an ideal setting for both everyday family life and entertaining guests. The room also offers flexibility for a dining area if desired. A useful understairs storage cupboard provides practical space helping to maximise the living accommodation. To the rear of the property is the fitted kitchen, which features a range of wall and base units complemented by work surfaces providing ample preparation space. There is room



for a variety of freestanding appliances, while the layout allows for efficient day to day use. The kitchen enjoys views over the rear garden and offers direct access outside, making it ideal for summer dining and entertaining.

LIVING ROOM

13' x 10' 8" (3.96m x 3.25m)

KITCHEN/DINER

9' 6" x 11' 9" (2.9m x 3.58m)

FIRST FLOOR

The first floor landing provides access to two well proportioned bedrooms and the family bathroom. Bedroom One is a generous double bedroom positioned to the front of the property. Offering excellent floor space for a double bed and additional bedroom furniture. Bedroom Two is located to the rear of the property, and is another good sized room, suitable as a guest bedroom, child's room, nursery or home office. The versatility of this space makes it well suited to a variety of lifestyle requirements. Completing the first floor accommodation is a well appointed shower room, fitted with a modern suite comprising a spacious shower enclosure, wash hand basin and low level WC.

BEDROOM ONE

10' 9" x 13' 1" (3.28m x 3.99m)

BEDROOM TWO

5' 4" x 11' 9" (1.63m x 3.58m)

BATHROOM

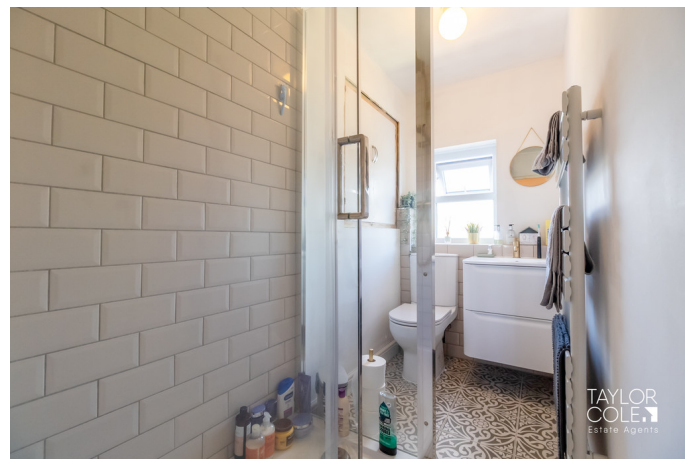
3' 8" x 8' 8" (1.12m x 2.64m)

THE REAR

To the rear, the property boasts a generous garden, primarily laid to lawn and enclosed by fencing, providing a safe and private outdoor space. This area is ideal for families, gardening enthusiasts, or those who enjoy outdoor entertaining. Overall, this attractive terraced home offers a wonderful balance of indoor and outdoor living, making it an ideal purchase for buyers seeking a property in a popular and convenient Tamworth location.

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



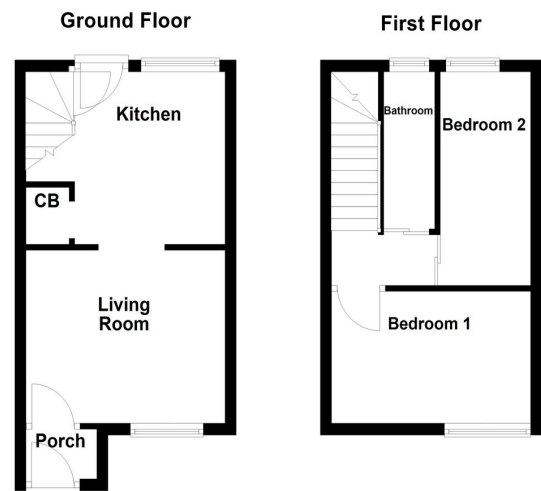
contract) prior to Solicitors being instructed.

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		92 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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