



Newstead
Tamworth, B79 7UU

Offers In Excess Of £210,000

Property Features

- Two bedroom end terraced home
- Offered with no onward chain
- Pleasant and quiet residential area
- Generously proportioned living room
- Separate fitted kitchen
- Two well proportioned bedrooms
- Enclosed low maintenance rear garden
- Within a local school catchment area
- Two allocated parking spaces
- Ideal first time purchase or family home



Full Description

Situated within a pleasant and quiet residential area of Tamworth, this well-presented two bedroom end terraced home offers comfortable accommodation across two floors, making it an appealing option for first-time buyers, couples, smaller families or those looking to downsize. The property enjoys a practical layout with a generous living room, separate kitchen, two bedrooms and a family bathroom, together with enclosed outdoor space to the rear. The home is offered with no onward chain, helping to provide the potential for a more straightforward purchase. The property is also conveniently positioned within range of everyday amenities and transport links, while the property falls within a local school catchment area adding further appeal for buyers with schooling requirements.

There are also two allocated car parking spaces for added convenience

THE FORE

The property occupies an end terraced position and is approached via a generous frontage which provides a clear pathway to the entrance. Its position at the end of the terrace gives the home a pleasant setting within this established residential street.

A useful entrance porch provides a practical transition into the property, with an additional built-in cupboard offering convenient storage before entering the main living accommodation. The property also benefits from allocated parking to the front.

GROUND FLOOR

The ground floor is centred around a particularly spacious living room, providing ample room for both lounge and dining furniture if desired. Recessed ceiling lighting and wood-effect flooring create a bright, contemporary appearance,



while the staircase rises from the room to the first floor. A further built-in cupboard provides valuable storage and helps keep the main living space practical.

Positioned separately to the living room is the kitchen, which offers a good amount of worktop and cupboard space arranged around the room. There is room for a selection of freestanding appliances, while windows and a door provide plenty of natural light and convenient access towards the outside of the property. The separation between the kitchen and living room creates two clearly defined areas for cooking and relaxing.

LIVING ROOM

15' 5" x 13' (4.7m x 3.96m)

KITCHEN

11' 3" x 9' 7" (3.43m x 2.92m)

FIRST FLOOR

The first floor landing provides access to two well-proportioned bedrooms and the family bathroom. Bedroom One is an impressive principal room with plenty of space for a double bed and additional bedroom furniture, creating a comfortable and versatile main bedroom.

Bedroom Two is another useful room which could suit a child's bedroom, guest accommodation or home office depending on the buyer's requirements, and benefits from a built-in cupboard. Completing the first floor is the family bathroom, fitted with a white suite including a bath with shower above, wash basin and WC.

BEDROOM ONE

9' 8" x 11' 3" (2.95m x 3.43m)

BEDROOM TWO

7' 9" x 9' 3" (2.36m x 2.82m)

BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m)

THE REAR

To the rear is an enclosed garden offering a low-maintenance outdoor space with a combination of decked and paved areas. There is ample room for garden furniture, providing a pleasant setting for outdoor seating, dining or entertaining during the warmer months, with established hedging contributing to a good degree of screening.

A useful timber garden shed provides additional external storage, while the overall arrangement of the garden makes



it relatively straightforward to maintain. Combined with the home's quiet residential setting, it provides a welcome outdoor extension to the living accommodation.

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		84 B
69-80	C		
55-68	D	63 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