TAYLOR COLE
Estate Agents









Old Tamworth Road

£265,000

Amington, Tamworth, B77 3AP

Property Features

- Three bedroom end terraced house
- Attractive Amington location
- Accommodation arranged over three floors
- Two reception rooms
- Characterful living room with feature fireplace
- Separate dining room
- Fitted kitchen with wooden work surfaces
- Shower room and separate WC
- Spacious second floor principal bedroom
- Established rear garden with patio areas and two sheds









Full Description

A deceptively spacious and characterful three bedroom, three storey traditional end-terraced property situated on Old Tamworth Road in the popular Amington, Tamworth. The property retains a wealth of attractive traditional features, including exposed brick elevations, a pitched tiled roof and feature detailing to the front, while offering generously proportioned accommodation arranged over three floors. Internally, the property provides two reception rooms, a kitchen and separate dining room to the ground floor, two bedrooms and a shower room to the first floor, with a further bedroom occupying the second floor. Externally, the property benefits from an extensive block paved frontage providing excellent off-road parking.

THE FORE

The property occupies an attractive end terrace position, with a paved frontage providing a welcoming approach to the entrance. The traditional brick exterior is complemented by attractive detailing around the windows and entrance, while the end position provides additional natural light and a sense of space.

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GROUND FLOOR

Inside, the ground floor offers an impressive amount of versatile living accommodation. The main living room is a particularly characterful space, featuring a striking fireplace and a decorative detailing and plenty of room for a range of furniture. The separate sitting room provides another comfortable reception space and continues the property's distinctive character, creating a warm and inviting atmosphere.

The fitted kitchen combines a range of wall and base units with wooden work surfaces and integrated appliances, while a useful dining room provides space for a proper dining table and chairs. The arrangement of the ground floor makes the property particularly flexible for everyday family living and entertaining, with each reception area offering its own distinct purpose.

LIVING ROOM
12' x 14' 2" (3.66m x 4.32m)

SITTING ROOM
12' x 12' 1" (3.66m x 3.68m)

KITCHEN
6' 6" x 10' 8" (1.98m x 3.25m)

DINING ROOM
6' 3" x 10' 2" (1.91m x 3.1m)

FIRST FLOOR
The first floor provides two well proportioned bedrooms, with Bedroom 2 offering generous floor space and attractive exposed brick detailing, while Bedroom 3 is also presented in a highly individual style. Both rooms benefit from good natural light, built in wardrobes and provide comfortable accommodation for family members, guests or home working requirements.

The floor is completed by a shower room and separate WC, providing useful facilities away from the main living accommodation. There is also additional storage provided around the landing area, with stairs continuing upwards to the second floor.

BEDROOM TWO
10' 9" x 10' 9" (3.28m x 3.28m)

BEDROOM THREE
6' 1" x 12' 3" (1.85m x 3.73m)

SHOWER ROOM
6' 5" x 7' 2" (1.96m x 2.18m)

WC
2' 8" x 3' 5" (0.81m x 1.04m)

SECOND FLOOR









The second floor is dedicated to Bedroom 1, creating an appealing principal bedroom with a good degree of privacy from the remaining accommodation. The room is generously proportioned and benefits from exposed brickwork, feature detailing and natural light from the roof level windows.

The separate position of this bedroom makes it particularly suitable as a principal bedroom, guest suite or private retreat, while the generous proportions allow space for a substantial range of bedroom furniture.



BEDROOM ONE
10' 7" x 15' 9" (3.23m x 4.8m)

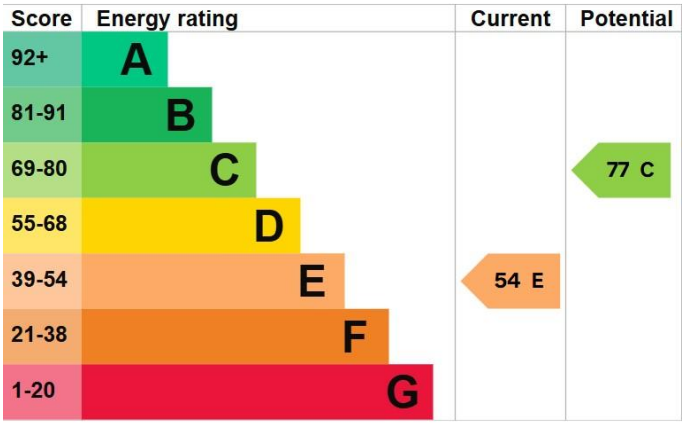
THE REAR
The rear garden is a real feature of the property, combining paved seating areas with established planting and a range of mature trees and shrubs. The garden has a relaxed and private feel, with several areas providing opportunities for outdoor dining, entertaining or simply enjoying the surrounding greenery.

There are also two useful sheds providing valuable external storage, while additional seating and patio areas create a versatile outdoor space. The garden has been thoughtfully planted to create a colourful and established setting, with a variety of mature greenery adding to the property's overall character.



SHED
7' 3" x 5' 6" (2.21m x 1.68m)

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