



Red Marl Way
Warton, Tamworth, B79 0JG

£339,995

Property Features

- Beautifully Presented Semi-Detached Home
- Welcoming Reception Hall
- Stunning Fitted Kitchen
- Delightful Family Lounge
- Excellent Primary Bedroom & En Suite Bathroom
- Three Further Bedrooms
- Attractive Family Bathroom
- Private Rear Garden
- Off Road Parking & Detached Garage
- Freehold

Full Description

Nestled discreetly within a sought-after modern development in Warton, this beautifully presented semi-detached home boasts exceptional interiors spread across three spacious floors. Offering a perfect blend of style, comfort, and practicality, this home is ideal for families seeking contemporary living in a charming setting.

GROUND FLOOR

Upon entering, a welcoming reception hall sets the tone for the rest of the home, leading to an incredible fitted kitchen with sleek cabinetry and modern appliances. To the rear, a spacious family lounge provides an inviting atmosphere, with elegant French doors seamlessly opening onto the rear garden, allowing natural light to flood the space. A convenient guest cloakroom completes the ground floor.

LIVING ROOM

10' 6" x 15' 8" (3.2m x 4.78m)

KITCHEN/BREAKFAST ROOM

8' 9" x 13' 3" (2.67m x 4.04m)

GUEST CLOAKROOM

5' 1" x 2' 5" (1.55m x 0.74m)

FIRST FLOOR

The first floor showcases three superb family bedrooms, each generously proportioned and offering versatile accommodation options. A stylish three-piece family bathroom, finished to a high standard, adds to the appeal of this level.



BEDROOM TWO

8' 8" x 11' 8" (2.64m x 3.56m)

BEDROOM THREE

9' 8" x 8' 9" (2.95m x 2.67m)

BEDROOM FOUR

8' 6" x 6' 2" (2.59m x 1.88m)

FAMILY BATHROOM

6' 1" x 5' 1" (1.85m x 1.55m)

SECOND FLOOR

Ascending to the pinnacle of the home, the stunning primary bedroom is a true sanctuary. This expansive double bedroom is enhanced by bespoke fitted wardrobes and a private en suite, delivering both luxury and functionality.

PRINCIPLE BEDROOM

15' 0" x 11' 9" (4.57m x 3.58m)

ENSUITE

4' 9" x 6' 1" (1.45m x 1.85m)

THE REAR

The rear garden is thoughtfully designed, featuring a delightful combination of a tactile slab-paved patio, a vibrant stepped lawn, and secure timber fencing, creating the perfect outdoor retreat. Off-road parking is conveniently located adjacent to the home, with a tarmac tandem driveway leading to a detached garage.



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 | | 95 A |
| 81-91 | B | 85 B | |
| 69-80 | C | | |
| 55-68 | 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 and 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