



Drayton Lane

Drayton Bassett, Tamworth, Staffordshire, B78 3TX

£355,000

# Property Features

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- Three Bedroom Semi Detached Family Home
- Entrance Porch
- Spacious Lounge
- Stunning Kitchen/Diner
- Open Plan Family Area
- Guest Cloakroom
- Three Bedrooms
- Family Bathroom
- Driveway, Garage
- Rear Garden

## Full Description

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Nestled within the sought-after village of Drayton Bassett, this exquisite three-bedroom semi-detached family home epitomises contemporary living in a semi-rural setting. Meticulously extended and renovated by its current owners, this property seamlessly blends tasteful finishes with spacious reception, bathed in abundant natural light.

### GROUND FLOOR

Upon entering, you're greeted by a bright and welcoming entrance porch leading to a spacious family lounge adorned with a built-in feature fire display and offering ample space for various freestanding furnishings. The ground floor seamlessly flows into an impressive open-plan family area, where a stunning kitchen/diner awaits. Adorned with sleek shaker-style base units and integrated appliances, this culinary haven is complemented by a cosy living space, all overlooking the picturesque rear garden through french doors. A convenient guest cloakroom completes the ground floor layout.

### LOUNGE

14' 6" x 15' 4" (4.44m x 4.69m)

### KITCHEN/DINER

9' 2" x 15' 3" (2.80m x 4.66m)

### FAMILY AREA

14' 6" x 7' 5" (4.43m x 2.28m)

### GUEST CLOAKROOM

2' 2" x 4' 0" (0.67m x 1.24m)



## FIRST FLOOR

Ascending the stairs to the first floor, you'll find three superb bedrooms, with bedrooms one and two enjoying generous double proportions to accommodate a wealth of freestanding bedroom furnishings and captivating views of the village surrounds. The third bedroom offers versatile accommodation options, while the main family bathroom boasts a well-appointed three-piece suite and quality tiling throughout, ensuring a serene bathing experience.

### BEDROOM ONE

11' 5" x 9' 0" (3.48m x 2.76m)



### BEDROOM TWO

11' 6" x 9' 0" (3.51m x 2.76m)



### BEDROOM THREE

5' 9" x 7' 4" (1.76m x 2.24m)

### BATHROOM

6' 9" x 5' 8" (2.06m x 1.74m)



## EXTERNAL

Outside, the rear garden serves as a tranquil retreat, starting with a slab-paved patio ideal for outdoor seating and entertainment, leading to lush lawns bordered by vibrant flora. At the bottom of the plot lies a secluded pebbled area housing a purpose-built office, perfect for a home office or creative sanctuary. The property is enclosed by secure timber fencing for added privacy, completing the ensemble is a freestanding single garage at the front of the property, providing supplementary storage and potential for future conversion, further enhancing the home's appeal.

## 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		86 B
69-80	C	69 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