



Netherfield View  
, Tamworth, B78 3EW

£290,000

# Property Features

- Stunning Semi-Detached Family Home
- Beautiful Field Views to the Fore
- Delightful Family Lounge
- Immaculate Kitchen/Diner
- Main Bedroom With Fitted Wardrobes & En Suite
- Two Further Well-Sized Bedrooms
- Pleasant & Peaceful Rear Garden
- Off Road Parking
- Close to Local Schooling & Shopping Amenities
- Freehold

## Full Description

Welcome to this delightful three-bedroom contemporary residence, nestled within a recently established housing community just moments from Ventura Park. This sought-after location boasts a wealth of shopping facilities and dining options while also ensuring convenient access to excellent transport connections, local schools, and scenic walking trails.

As you arrive, you'll be captivated by breathtaking views of the surrounding meadows and woodland, offering a picturesque and ever-changing backdrop. A smooth asphalt driveway provides off-street parking, while a neat footpath guides you to the secure main entrance.

### GROUND FLOOR

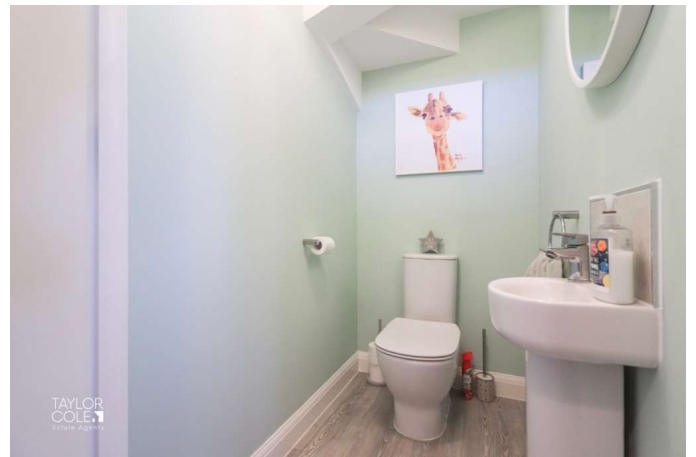
Step inside to a welcoming hallway, which grants access to a stylish guest cloakroom and seamlessly leads into the expansive living room. This inviting space, benefiting from a front-facing view and ample floor area, is perfect for relaxation and entertaining, comfortably accommodating freestanding furnishings.

The living room transitions effortlessly into a remarkable kitchen-diner, complete with an elegant selection of coordinating wall and base units, built-in appliances, and a dining section with ample room for a freestanding table. French doors open onto the rear garden, blending indoor and outdoor living.

### ENTRANCE HALL

### FAMILY LOUNGE

14' 7" x 11' 9" (4.46m x 3.60m)





## OPEN PLAN KITCHEN/DINER

15' 0" x 10' 5" (4.59m x 3.19m)

## GUEST CLOAKROOM

4' 8" x 3' 0" (1.43m x 0.92m)

## FIRST FLOOR

Upstairs, the landing provides access to a loft hatch and three well-proportioned bedrooms, each offering versatility to accommodate diverse needs.

The primary bedroom features a sleek en-suite shower room for added luxury, while the two additional bedrooms offer adaptable living arrangements. A chic family bathroom, equipped with a coordinated three-piece suite, completes this floor, offering a tranquil space to unwind.

## BEDROOM ONE

10' 2" x 9' 0" (3.12m x 2.76m)

## EN SUITE

6' 5" x 4' 1" (1.98m x 1.25m)

## BEDROOM TWO

9' 10" x 7' 7" (3.02m x 2.33m)

## BEDROOM THREE

7' 1" x 6' 9" (2.18m x 2.06m)

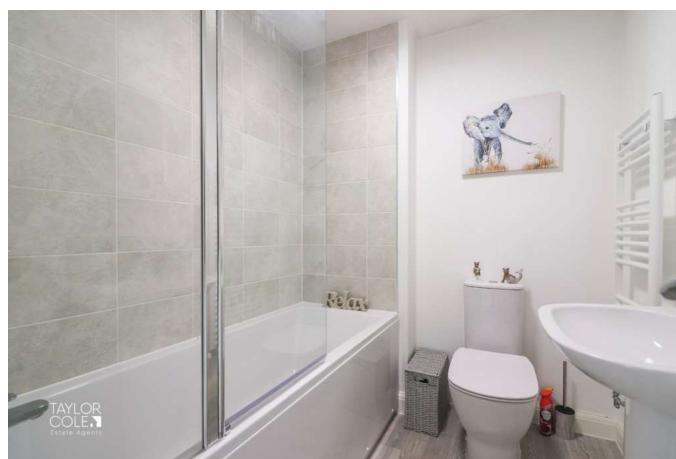
## BATHROOM

6' 7" x 5' 6" (2.03m x 1.68m)

## OUTSIDE

## REAR GARDEN

Outside, the beautifully maintained rear garden boasts a paved patio, ideal for outdoor dining and leisure. A lush lawn extends beyond, bordered by wooden fencing for enhanced privacy, while a side-access gate ensures added convenience.



ANTI MONEY LAUNDERING

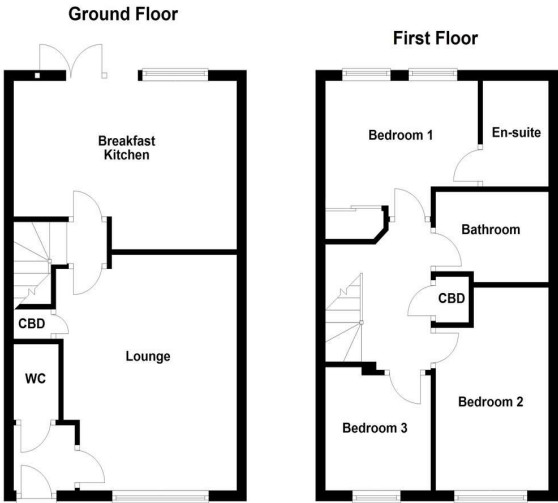
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		96 A
81-91	B	84 B	
69-80	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