



Meadow Way

Barley Fields, Tamworth, B79 0DY

Offers over £270,000

Property Features

- Stunning Three Bedroom Semi-Detached Home
- Well-Manicured Rear Garden
- Delightful Family Lounge
- Timber Summerhouse With Electricity Supplied
- Contemporary Open Plan Kitchen/Diner
- Generous Off Road Parking
- Main Bedroom With En Suite
- Sought After North Side Location
- Two Further Bedrooms
- Freehold & Close to Local Schooling

Full Description

Welcome to this stunning three-bedroom contemporary home, situated within a newly developed community in the highly desirable North Side of Tamworth. This prime location offers an abundance of shopping amenities, esteemed local schools, and excellent transport links, along with scenic walking trails for outdoor enthusiasts.

GROUND FLOOR

Step inside to a bright and welcoming hallway, providing access to a stylish guest cloakroom and leading seamlessly into the spacious living room. With a generous layout and a charming front-facing view, this inviting space is perfect for both relaxation and entertaining, comfortably accommodating a variety of furnishings.

The living room flows effortlessly into the impressive kitchen-diner, featuring a sleek selection of matching wall and base units, integrated appliances, and a dedicated dining area with ample space for a freestanding table. French doors open onto the rear garden, creating a seamless connection between indoor and outdoor living.

ENTRANCE HALL

FAMILY LOUNGE

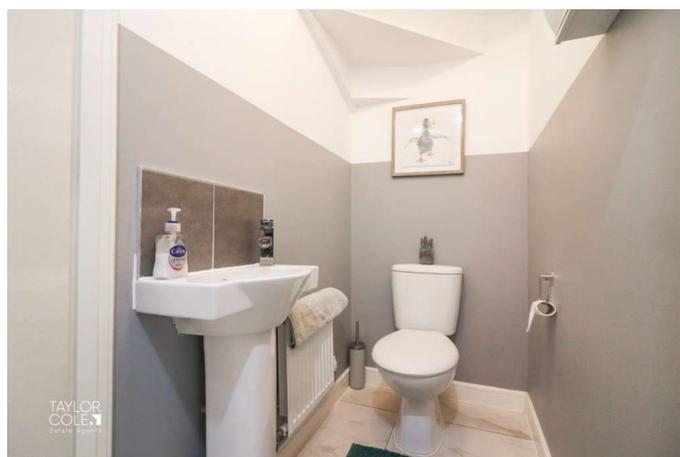
14' 2" x 10' 2" (4.34m x 3.12m)

KITCHEN/DINER

16' 7" x 11' 8" (5.07m x 3.57m)

GUEST CLOAKROOM

4' 7" x 4' 3" (1.42m x 1.31m)



FIRST FLOOR

Upstairs, the landing provides access to a loft hatch and three well-proportioned bedrooms, each designed to suit a variety of lifestyle needs.

The primary bedroom is complemented by a stylish en-suite shower room, while the two additional bedrooms offer flexible living arrangements. A contemporary family bathroom, complete with a modern three-piece suite, provides a serene retreat.

BEDROOM ONE

11' 8" x 11' 1" (3.57m x 3.38m)

EN SUITE

8' 2" x 5' 0" (2.51m x 1.54m)

BEDROOM TWO

10' 2" x 7' 3" (3.12m x 2.23m)

BEDROOM THREE

7' 2" x 7' 0" (2.20m x 2.15m)

BATHROOM

7' 4" x 6' 5" (2.26m x 1.98m)

OUTSIDE

REAR GARDEN

Outside, the beautifully maintained rear garden boasts a spacious paved patio, perfect for al fresco dining and relaxation. A lush lawn extends beyond, bordered by wooden fencing for added privacy. A charming timber summerhouse, equipped with electricity, offers a versatile space ideal for a home office, gym, or additional living area.



ANTI MONEY LAUNDERING

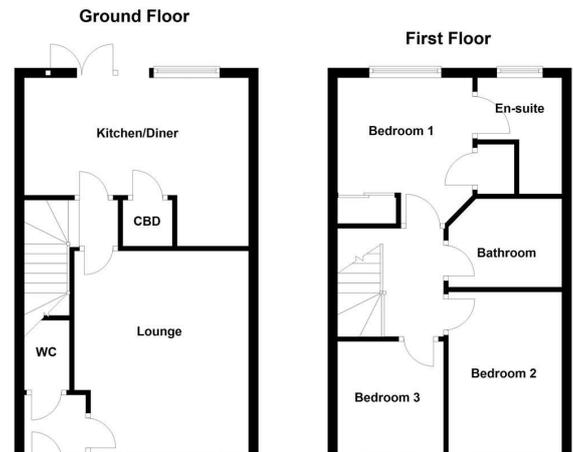
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		97 A
81-91	B	84 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.