



Falmouth Drive

Amington, Tamworth, , B77 3QJ

Offers Over £380,000

Property Features

- Immaculate four-bedroom detached family home in a sought-after residential area
- Spacious living room and a bright and airy conservatory
- Modern fitted kitchen with integrated appliances and garden views
- Separate formal dining room perfect for entertaining or family meals
- Principal bedroom with en-suite shower room and fitted storage
- Three further well-proportioned bedrooms ideal for family or home office use
- Stylish family bathroom and convenient ground floor WC
- Large enclosed rear garden with patio area and well-maintained lawn
- Integral garage with internal access and driveway providing off-road parking
- Close to local schools, shops, transport links and green spaces

Full Description

This beautifully presented four-bedroom detached family home offers spacious and versatile accommodation arranged over two floors. Situated in a desirable residential location, the property boasts generous living areas, modern fittings throughout, and an impressive garden to the rear. With a driveway, integral garage, and a charming conservatory overlooking the garden, this home is ideal for family living and entertaining.

THE FORE

The front of the property features a well-maintained lawned garden with mature shrub borders and a paved driveway providing off-road parking, leading to an integrated garage. The exterior is attractively presented with a traditional red-brick facade.

GROUND FLOOR

Upon entering through the front door, you are welcomed into a spacious hallway that offers access to all principal rooms. To the right is the formal dining room which is bright and inviting, benefiting from a front aspect window. To the rear of the home is a spacious living room with direct access to the back garden, creating a seamless flow of natural light. The modern kitchen is fitted with contemporary units and integrated appliances, with direct access to both the conservatory and hallway. A practical WC and internal access to the garage complete the ground floor layout. The conservatory itself offers a relaxing space overlooking the garden, ideal for informal gatherings or a peaceful retreat.

LIVING ROOM

13' 4" x 13' 7" (4.06m x 4.14m)

DINING ROOM

11' 5" x 10' 3" (3.48m x 3.12m)



KITCHEN/BREAKFAST ROOM

12' 5" x 10' 3" (3.78m x 3.12m)

GARAGE

18' x 8' 4" (5.49m x 2.54m)

CONSERVATORY

10' 7" x 10' 6" (3.23m x 3.2m)

WC

4' 9" x 3' (1.45m x 0.91m)

FIRST FLOOR

The first floor comprises four well-proportioned bedrooms accessed via a central landing. The master bedroom is spacious and includes an en-suite shower room for added convenience. Bedrooms two, three and four are all generously sized and well-lit, ideal for children, guests or home office space. The family bathroom is stylishly appointed with modern fixtures and completes the upstairs accommodation.

BEDROOM ONE

16' 6" x 12' (5.03m x 3.66m)

BEDROOM ONE EN-SUITE

5' 6" x 7' 4" (1.68m x 2.24m)

BEDROOM TWO

9' 1" x 8' 7" (2.77m x 2.62m)

BEDROOM THREE

8' 2" x 10' 4" (2.49m x 3.15m)

BEDROOM FOUR

7' x 10' 3" (2.13m x 3.12m)

BATHROOM

5' 4" x 7' 5" (1.63m x 2.26m)

THE REAR

The rear garden is a standout feature of this property, offering a large, beautifully maintained lawn bordered by established plants and shrubs. A paved patio area provides the perfect spot for outdoor dining and entertaining. The garden enjoys a good degree of privacy and is fully enclosed, making it a safe and secure environment for children and pets.



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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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 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