



Coton Hall Farm Barns

Coton Lane, Tamworth, Staffordshire, B79 7SU

£425,000

Property Features

- Stunning Barn Conversion In A Private Courtyard Setting
- Spacious Open Plan Living And Dining Area
- Courtyard Gardens To Front And Gated Access
- Allocated Parking Spaces
- Private Rear Garden
- Freehold
- No Onward Chain
- Development Of Just Six Properties

Full Description

This stunning barn conversion, located off the desirable Coton Lane, offers a fantastic opportunity to acquire a spacious and characterful home in a peaceful courtyard setting. The property also benefits from allocated parking spaces within a private, residents-only courtyard.. With no onward chain, the property is ready for immediate occupation.

THE FORE

At the front, the home sits within an attractive mews-style development of similar barn conversions, featuring a traditional brick exterior, allocated parking, and a shared driveway with a welcoming approach.

GROUND FLOOR

The ground floor comprises a generous entrance hallway with a central staircase, a large open-plan living and dining area with wooden flooring and dual aspect windows, and a separate kitchen fitted with integrated appliances and ample storage. There is also a useful utility area and a guest WC on this level.

OPEN PLAN LIVING ROOM/DINING ROOM

19' 87" x 19' 25" (8m x 6.43m)

KITCHEN

11' 66" x 7' 89" (5.03m x 4.39m)

UTILITY ROOM

6' 44" x 7' 85" (2.95m x 4.29m)

GUEST CLOAKROOM

5' 70" x 7' 16" (3.3m x 2.54m)



STORAGE CUPBOARD

3' 31" x 6' 12" (1.7m x 2.13m)

FIRST FLOOR

Upstairs, the first floor offers three well-proportioned bedrooms including two generously sized bedrooms both having the additional benefit of an ensuite. Also comprises of a third bedroom and a family bathroom, all finished in a neutral style.

BEDROOM ONE

19' 33" x 13' 06" (6.63m x 4.11m)

BEDROOM ONE EN-SUITE

6' 43" x 6' 91" (2.92m x 4.14m)

BEDROOM TWO

11' 19" x 11' 94" (3.84m x 5.74m)

BEDROOM TWO EN-SUITE

7' 62" x 5' 9" (3.71m x 1.75m)

BEDROOM THREE

8' 32" x 9' 08" (3.25m x 2.95m)

BATHROOM

8' 21" x 6' 10" (2.97m x 2.08m)

THE REAR

The garden to the rear is enclosed and low maintenance, offering a mix of patio and lawn space ideal for outdoor seating and entertaining, with rear access for 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.

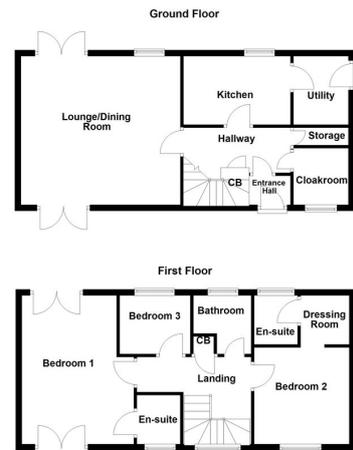
TENURE

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.





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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