

Austen Drive  
, Tamworth, , B78 3BN

£405,000



# Property Features

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- Detached
- Entrance Hallway
- Spacious Kitchen/Diner
- Four Double Bedrooms
- Master Bedroom With Private Bathroom
- Contemporary Family Bathroom
- Detached Garage With Ample Storage
- Desirable And Convenient Location
- Freehold

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented detached home, located on the desirable new build development of 'Dunstall Park'. Constructed by the five star house builder Barratt Homes, this wonderful family home provides well proportioned accommodation and high specification finishing throughout, with the property itself briefly comprising: entrance hall, lounge, open plan kitchen/family/dining room, guest cloakroom, bedroom one with en-suite, three further bedrooms, family bathroom, garden, single detached garage

### ENTRANCE HALL

Step into this impressive four bedroom detached residence on the sought-after Dunstall Park estate in Tamworth and be greeted by a spacious and elegantly designed entrance hallway. Bathed in natural light, this generous hallway sets the tone for the rest of the home, offering a warm and stylish welcome. With its wide proportions, modern flooring, and neutral decor, the hallway provides an immediate sense of space and comfort, while offering easy access to the main living areas.

### LOUNGE

12' 0" x 17' 4" (3.66m x 5.28m)

### KITCHEN/FAMILY ROOM/DINING ROOM

20' 8" x 15' 4" (6.3m x 4.67m)

### GUEST CLOAKROOM

3' 1" x 6' 5" (0.94m x 1.96m)

### FIRST FLOOR

The first floor of this beautifully presented detached home offers four generously sized bedrooms, ideal for growing families or those needing flexible living space. The spacious



master bedroom benefits from fitted wardrobes and a private en-suite, providing a peaceful retreat at the end of the day. Three further well proportioned bedrooms offer versatility, perfect for children, guests, or a home office. A modern family bathroom with quality fittings and contemporary tiling serves the remaining rooms. The bright landing area connects each room seamlessly and includes loft access for additional storage. Stylishly decorated throughout, the first floor balances comfort and practicality.

#### BEDROOM ONE

10' 4" x 15' 10" (3.15m x 4.83m)



#### ENSUITE

7' 6" x 5' 10" (2.29m x 1.78m)

#### BEDROOM TWO

10' 4" x 12' 8" (3.15m x 3.86m)

#### BEDROOM THREE

10' 0" x 10' 4" (3.05m x 3.15m)

#### BEDROOM FOUR

10' 0" x 8' 5" (3.05m x 2.57m)



#### FAMILY BATHROOM

6' 2" x 6' 7" (1.88m x 2.01m)

#### OUTSIDE

#### DETACHED GARAGE

#### REAR GARDEN

Enjoy the outdoors in this well presented rear garden, offering a private and versatile space perfect for both relaxing and entertaining. Situated in the popular Dunstall Park estate in Tamworth, the garden features a neatly maintained lawn, a generous patio ideal for outdoor dining. The garden benefits from a good level of privacy and is fully enclosed, making it ideal for families or pets. A key feature is the detached garage from the garden, providing convenient entry for storage or workshop use.



#### 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.



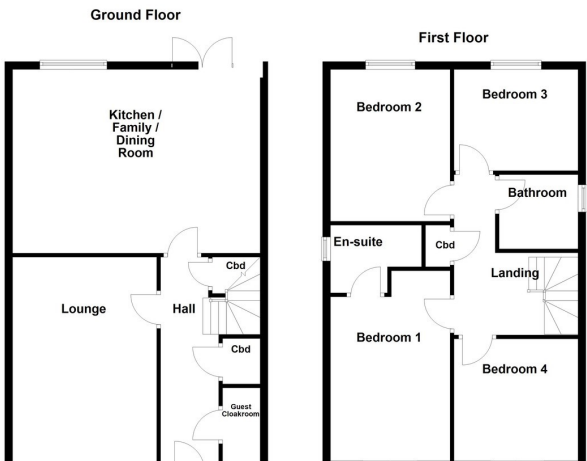


TENURE

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	85 B	94 A
81-91	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