



New Row Drayton Lane
Drayton Bassett, Tamworth, B78 3TY

Offers In Excess Of £269,950

Property Features

- Beautifully presented two-bedroom terraced character cottage
- Sought-after village location in Drayton Bassett, Tamworth
- Ideal for commuters with easy access to A5, M6, and M42
- Tastefully improved by current owners with reconfigured layout
- Open-plan flow between kitchen and dining room
- Spacious lounge with dual-aspect windows
- Two generous double bedrooms
- Stylishly refitted family bathroom
- Private front garden and well-maintained rear garden
- Rear access with off-road parking via shared driveway

Full Description

Introducing this beautifully improved two-bedroom terraced character cottage in the heart of Drayton Bassett, Tamworth. Ideal for commuters with easy access to the A5, M6, and M42, this charming home also benefits from close proximity to local schools, shops, and amenities. Recently enhanced by the current owners, the property now offers a more open and practical layout, blending period charm with modern living.

THE FORE

Set back from the road, the property features a quaint and private front garden, mainly laid to lawn with mature hedgerows and a low-level gate. A path leads to the front entrance, offering curb appeal and a peaceful green space.

GROUND FLOOR

The ground floor has been thoughtfully reconfigured, with an opening created between the kitchen and dining room to enhance flow and functionality. Entry is typically from the rear, where a shared driveway provides parking and convenient access. The rear door opens into a welcoming hallway with stairs to the first floor and doors to all reception areas. The cosy lounge benefits from dual-aspect windows and access to the front hallway with under-stairs storage. The dining room, now semi-open to the kitchen, offers a flexible space ideal for entertaining. The well-appointed kitchen includes a range of integrated appliances and overlooks the rear garden.



LIVING ROOM

11' 4" x 13' 5" (3.45m x 4.09m)

DINING ROOM

9' 3" x 6' 6" (2.82m x 1.98m)

FITTED KITCHEN

8' 6" x 6' 9" (2.59m x 2.06m)

FIRST FLOOR

Upstairs, there are two spacious double bedrooms and a refitted family bathroom, which was originally the third bedroom. The bathroom has been stylishly modernised to a high standard, providing a luxurious and contemporary finish.

BEDROOM ONE

13' 3" x 11' 3" (4.04m x 3.43m)

BEDROOM TWO

10' 2" x 8' 7" (3.1m x 2.62m)

FAMILY BATHROOM

9' 2" x 6' 7" (2.79m x 2.01m)

THE REAR

To the rear, the property enjoys off-road parking via a shared access driveway, as well as a well-maintained private garden, perfect for outdoor dining and relaxing. The rear entrance is commonly used for day-to-day access due to its convenience and proximity to parking.

ANTI MONEY LAUNDERING

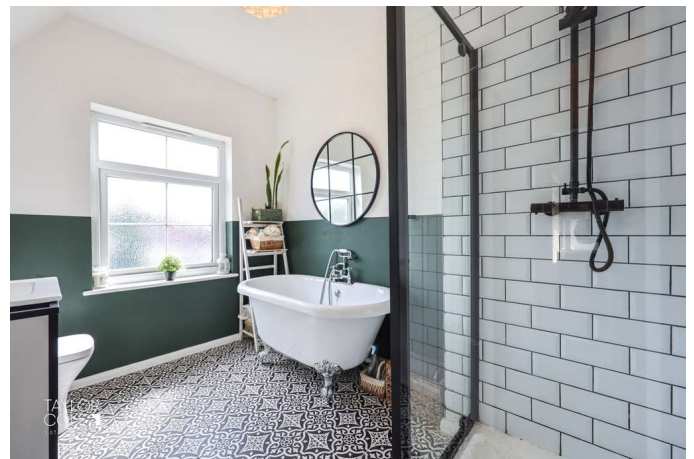
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is freehold however we have not inspected a copy of the lease. Prospective buyers are advised to verify this information 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		
81-91	B		90 B
69-80	C	69 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 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