



Cornel

Tamworth, B77 4EF

£339,950

Property Features

- Beautifully extended five-bedroom family home in a popular Tamworth location
- Stylish open-plan kitchen/dining area forming the heart of the home
- Two spacious and versatile reception rooms ideal for modern family living
- Bright and well presented interiors throughout
- Generous principal bedroom with private en-suite
- Four further well proportioned bedrooms
- Practical utility room and convenient ground floor WC
- Solar panels installed, improving energy efficiency and reducing running costs
- Ample Off Road Parking
- No onward chain

Full Description

This substantially extended and deceptively spacious five-bedroom family home is ideally located on Cornel in Tamworth, offering an excellent blend of versatile living accommodation and modern open plan space. Thoughtfully arranged across two floors, the property is perfectly suited to growing families, featuring multiple reception rooms, a generous kitchen/dining area, and well proportioned bedrooms including an en-suite to the principal room. The home also benefits from the addition of solar panels, helping to improve energy efficiency and reduce running costs.

THE FORE

The property occupies a pleasant position within a popular residential setting, with a neatly maintained frontage that immediately creates a welcoming first impression. A driveway provides convenient off road parking and leads directly to the entrance, making day to day access straightforward and practical.

The surrounding area is well established and family friendly, adding to the overall appeal of the home. The frontage offers a sense of openness while still retaining a degree of privacy, setting the tone for the accommodation found within.

Set back from the road, the property enjoys a neat and welcoming frontage with a pathway leading to the main entrance. There is ample space for off road parking, and the property benefits from a pleasant residential setting, making it ideal for families seeking both convenience and a sense of privacy.

GROUND FLOOR

The ground floor is designed with both comfort and functionality in mind, offering a selection of well proportioned living spaces. The main living room to the front is bright and spacious, providing an ideal setting for relaxation, while the additional sitting room to the left of the entrance hall offers flexibility as a second lounge, playroom or formal dining area. At the heart of the home is the generously sized kitchen diner, which provides ample storage, worktop space and room for a family dining table. This area is perfectly suited for everyday use and social gatherings. The large utility room adds plenty of flexibility and the ground floor WC adds further convenience, completing a layout that is both practical and well suited to modern living.

Upon entering, you are welcomed into a central entrance hall which



provides access to the main living areas and staircase to the first floor. To the front of the property is a spacious lounge/playroom, offering flexibility for family living, children's space, or a second sitting area. A separate sitting room provides a more formal or relaxing environment, ideal for quieter evenings. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, created through extension to provide a bright and sociable space. This area is perfect for entertaining and everyday family life, with direct access out to the rear garden. The kitchen is complemented by a separate utility room, providing additional workspace and storage, helping to keep the main living area clutter-free. A convenient ground floor WC and built-in storage cupboard further enhance the practicality of the layout.

SITTING ROOM

11' 8" x 15' 1" (3.56m x 4.6m)

OPEN PLAN DINING ROOM/KITCHEN

15' 1" x 10' 5" (4.6m x 3.18m)

LOUNGE/PLAYROOM

11' 3" x 17' 9" (3.43m x 5.41m)

UTILITY ROOM

11' 2" x 10' 5" (3.4m x 3.18m)

WC

2' 9" x 8' 1" (0.84m x 2.46m)

FIRST FLOOR

The first floor continues to impress with five well sized bedrooms arranged around a central landing. The principal bedroom offers a particularly comfortable and spacious retreat, while the remaining bedrooms provide flexibility for family members, guests or home office use.

The accommodation of bedroom one is supported by a modern en suite shower room, while the remaining bedrooms are served by a separate family bathroom, ensuring ease and convenience for a busy household. The layout has been carefully considered to maximise both space and functionality, making it ideal for family life.

The first floor offers five well-sized bedrooms arranged around a central landing, making this an ideal home for larger families or those requiring home office space. The principal bedroom benefits from its own en-suite shower room, adding a touch of privacy and convenience. The remaining bedrooms are served by a family bathroom, while additional built-in cupboards provide useful storage solutions. The layout is both functional and adaptable, allowing rooms to be used according to individual needs.

BEDROOM ONE

11' 2" x 14' 5" (3.4m x 4.39m)

BEDROOM ONE EN-SUITE

5' 6" x 7' 8" (1.68m x 2.34m)

BEDROOM TWO



8' 5" x 13' 1" (2.57m x 3.99m)

BEDROOM THREE

8' 5" x 10' 7" (2.57m x 3.23m)

BEDROOM FOUR

6' 5" x 10' (1.96m x 3.05m)

BEDROOM FIVE

5' 3" x 7' 8" (1.6m x 2.34m)

BATHROOM

6' 5" x 7' 7" (1.96m x 2.31m)

THE REAR

The rear garden is a standout feature of the property, offering a generous and well maintained outdoor space. A paved patio area provides the perfect setting for outdoor dining or entertaining, while the raised lawn beyond offers plenty of space for children to play or for gardening enthusiasts to enjoy.

Mature planting and established borders create a pleasant and private environment, enhancing the overall sense of tranquillity. The garden complements the internal accommodation perfectly, providing an ideal extension of the living space during warmer months.

To the rear, the property boasts a private and enclosed garden, accessible directly from the kitchen/dining area. The outdoor space offers an excellent setting for entertaining, dining, or relaxing, with a combination of patio and lawn areas. It is well-suited for children and pets, while also offering potential for further landscaping or personalisation to create a bespoke outdoor retreat.

ANTI MONEY LAUNDERING

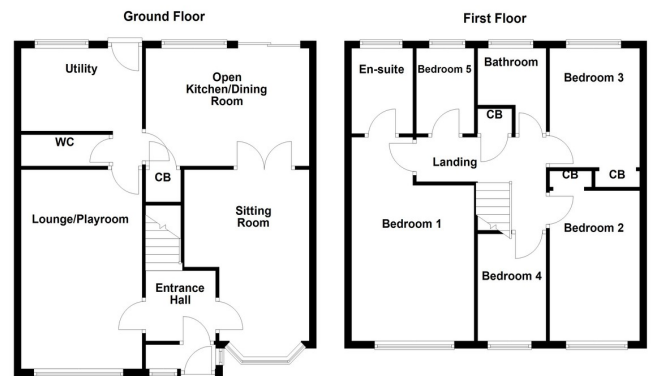
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B	85 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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