



Manor Lane

Harlaston, Tamworth, , B79 9JS

Offers Over £490,000

Property Features

- Beautifully Presented Four Bedroom Detached Family Home
- Sought After Village Location In Harlaston, Tamworth
- Spacious Open Plan Kitchen, Dining And Family Area with garden access
- Generous Living Room Plus Separate Office/Study
- Master Bedroom With En suite
- Master Bedroom With En suite
- Three Further Well Proportioned Bedrooms
- Stylish Family bathroom and convenient guest cloakroom
- Stunning Countryside Views
- Landscaped Rear Garden With Patio And Countryside View
- Freehold

Full Description

Nestled in the charming village of Harlaston, this beautifully presented detached family home on Manor Lane offers a perfect blend of modern living and countryside tranquillity. Spacious, bright and thoughtfully designed throughout, the property provides generous accommodation ideal for contemporary family life. This stunning home combines stylish interiors with practical spaces, all within a desirable village location close to local amenities and excellent transport links.

THE FORE

At the front, the property boasts an attractive double-fronted façade with a well-maintained front garden, private driveway, and a detached garage, all set in a quiet residential setting.

GROUND FLOOR

On the ground floor, the entrance hall leads to a bright and spacious living room, a separate office/study, a convenient guest cloakroom, and a well equipped laundry room. The heart of the home is the open plan kitchen, dining and family area, which flows beautifully with French doors opening onto the rear garden. ideal for both entertaining and everyday family life.

LIVING ROOM

16' 4" x 10' 2" (4.98m x 3.1m)

OFFICE/STUDY

7' 5" x 7' 1" (2.26m x 2.16m)

WC

2' 8" x 5' 6" (0.81m x 1.68m)

OPEN PLAN KITCHEN/DINING/FAMILY AREA



KITCHEN

12' x 11' 6" (3.66m x 3.51m)

DINING AREA

13' 4" x 12' 09" (4.06m x 3.89m)

FAMILY AREA

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

LAUNDRY

7' 1" x 6' 8" (2.16m x 2.03m)

FIRST FLOOR

The first floor comprises four well proportioned bedrooms. The master bedroom benefits from a private ensuite, while the remaining bedrooms share a modern family bathroom, all accessed from a central landing.

BEDROOM ONE

10' 3" x 16' 6" (3.12m x 5.03m)

BEDROOM ONE EN-SUITE

4' 3" x 5' 9" (1.3m x 1.75m)

BEDROOM TWO

5' 7" x 14' 7" (1.7m x 4.44m)

BEDROOM THREE

8' 8" x 12' 2" (2.64m x 3.71m)

BEDROOM FOUR

8' 8" x 12' 2" (2.64m x 3.71m)

BATHROOM

8' 7" x 6' 3" (2.62m x 1.91m)

THE REAR

The rear garden is a standout feature, offering a large patio area, manicured lawn, and scenic views over open countryside. Perfect for relaxing, entertaining, or enjoying outdoor family time.

GARAGE

20' 3" x 11' (6.17m x 3.35m)

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



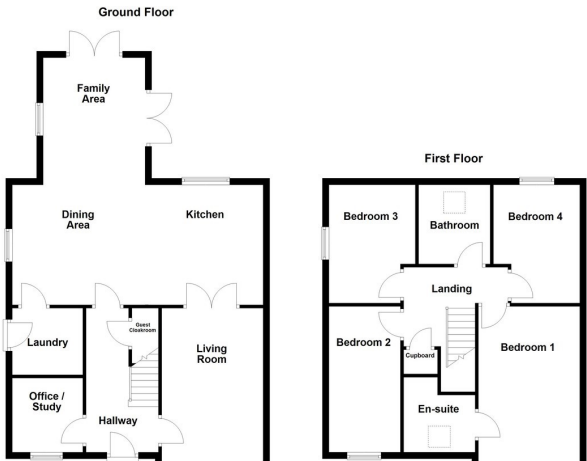
an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		86 B
69-80	C	76 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