



Briar  
, Tamworth, , B77 4DY

£269,000



# Property Features

- Beautifully presented three bedroom link detached
- Spacious open plan kitchen/dining room with modern fittings and breakfast island
- Bright and airy bay fronted living room with stylish decor
- Separate utility room and ground floor WC for added convenience
- Garage with internal access and double driveway
- Generous main bedroom with dedicated wardrobe/dressing area
- Modern family bathroom with contemporary finishes
- Landscaped rear garden
- Well maintained throughout
- Situated in a popular residential location close to schools, transport links, and local amenities

## Full Description

This beautifully presented three bedroom link detached home offers spacious and modern living accommodation, ideal for families or professionals seeking comfort, style, and practicality. The property has been thoughtfully updated and includes a generous rear garden, a contemporary interior, and off street parking with an integrated garage.

### THE FORE

To the front, the property boasts a well maintained brick facade with a double driveway providing ample off-road parking. The property also includes a garage.

### GROUND FLOOR

On the ground floor, the entrance hall leads into a spacious bay-fronted living room filled with natural light. The rear of the home features a large open-plan kitchen/dining room with modern units and integrated appliances, flowing seamlessly into a utility room with access to a WC and the garage. A handy pantry offers additional storage, ideal for busy households.

### LIVING ROOM

14' x 9' 6" (4.27m x 2.9m)

### KITCHEN/DINING ROOM

14' 4" x 9' 6" (4.37m x 2.9m)

### UTILITY ROOM

11' 1" x 7' 4" (3.38m x 2.24m)

### WC

4' 4" x 3' 8" (1.32m x 1.12m)

### GARAGE STORE

7' 6" x 4' (2.29m x 1.22m)



## FIRST FLOOR

Upstairs, the first floor comprises three well-proportioned bedrooms. Bedroom one benefits from a built-in wardrobe area, while bedrooms two and three are equally bright and well-sized. A stylish family bathroom serves all rooms, and the central landing includes a convenient cupboard for extra storage.

### BEDROOM ONE

12' 6" x 8' 4" (3.81m x 2.54m)

### BEDROOM TWO

8' 9" x 8' 5" (2.67m x 2.57m)

### BEDROOM THREE

5' 8" x 8' 9" (1.73m x 2.67m)

### BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m)

## THE REAR

To the rear, the property enjoys a generous and beautifully landscaped garden with multiple seating areas, raised planters, and a patio-perfect for outdoor entertaining or family relaxation. The garden is bordered by modern fencing offering both privacy and security.

## 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

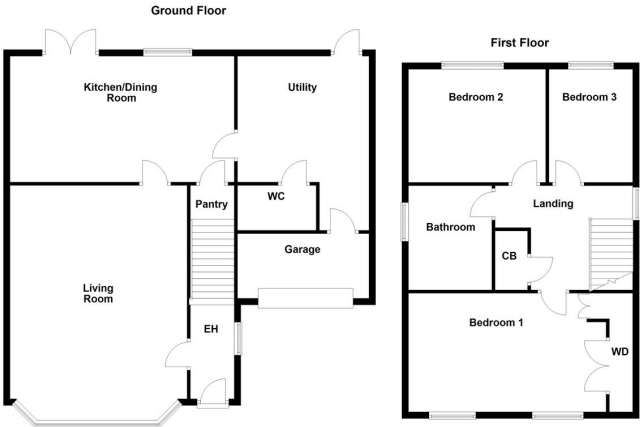
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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