



Lyon Drive  
, Tamworth, , B77 2TJ

£284,995



# Property Features

- Immaculately presented three-bedroom semi-detached home
- Two further well-proportioned bedrooms
- Spacious lounge with plenty of natural light
- Contemporary family bathroom with three-piece suite
- Modern kitchen and dining area with French doors to garden
- Private rear garden with patio and lawn area
- Ground floor WC for added convenience
- Off-road parking to the front
- Master bedroom with stylish en-suite shower room
- Ideal for first-time buyers, families or investors

## Full Description

This beautifully presented three bedroom home offers stylish and spacious accommodation over two floors, ideal for modern family living. With a bright lounge, a well appointed kitchen and diner, and three generously sized bedrooms including an en-suite to the master, this property is ready to move into and enjoy.

### THE FRONT

The property is set within a private position behind it's two car parking spaces. A well-maintained brick exterior and a modern front door create a welcoming first impression.

### GROUND FLOOR

Upon entering the entrance hall, you're greeted by a bright and airy space that leads to the lounge. The lounge is spacious and tastefully decorated, featuring a front facing window that allows plenty of natural light. At the rear, the kitchen and dining area span the width of the home and offer ample cupboard space, integrated appliances and French doors opening to the rear garden. A convenient WC is also located on this floor, just off the hallway.

### LIVING ROOM

11' 6" x 14' 2" (3.51m x 4.32m)

### KITCHEN / DINING ROOM

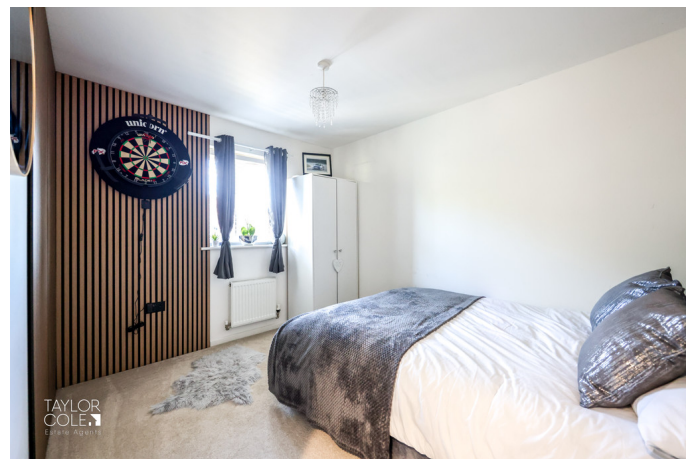
14' 7" x 11' 3" (4.44m x 3.43m)

### GUEST CLOAKROOM

2' 6" x 5' 0" (0.76m x 1.52m)

### FIRST FLOOR

Upstairs, the landing gives access to three bedrooms and the family bathroom. Bedroom one is a well proportioned double with built in storage and access to a stylish en-suite



shower room. Bedroom two is another spacious double, while bedroom three is ideal as a single room, nursery or home office. The family bathroom is fitted with a three piece suite including a bath, wash basin and WC.

#### BEDROOM ONE

8' 2" x 9' 3" (2.49m x 2.82m)

#### BEDROOM ONE EN-SUITE

8' 2" x 5' 3" (2.49m x 1.6m)

#### BEDROOM TWO

8' 2" x 10' 5" (2.49m x 3.18m)

#### BEDROOM THREE

7' 1" x 5' 9" (2.16m x 1.75m)

#### FAMILY BATHROOM

5' 2" x 5' 8" (1.57m x 1.73m)

#### THE REAR

The rear garden is an ideal outdoor retreat, with a patio area perfect for entertaining, a lawn for children or pets to play, and fenced boundaries offering a good degree of privacy. The garden is low maintenance and neatly landscaped. At the rear of the garden is a spacious garden room, fitted out to a high standard and is perfect to be utilised as separate reception room, games room or external working space.

#### ANTI MONET 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

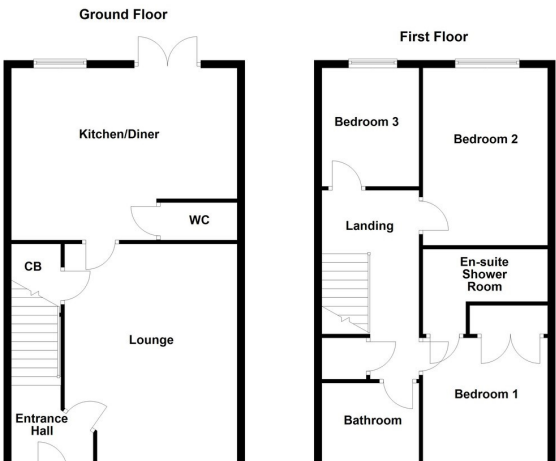
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEIWNG

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 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