



Brooklime Way  
, Tamworth, , B79 0FD

£490,000



# Property Features

- Spacious and beautifully presented four-bedroom detached family home
- Large open-plan living and dining room
- Stylish kitchen and breakfast room with modern fittings and integrated appliances
- Separate utility room, cloakroom and dedicated home office/study
- Principal bedroom with en-suite and built-in wardrobe space
- Modern family bathroom serving three additional well-sized bedrooms
- Converted garage in rear garden now used as a gym/playroom
- Attractive double-fronted exterior with generous driveway parking
- Private rear garden with lawn and patio area ideal for entertaining
- Located in a desirable residential area close to schools and amenities

## Full Description

This beautifully presented detached family home offers generous living space, modern interiors and a versatile layout perfect for contemporary family life. Set in a desirable residential area, the property is enhanced by a private rear garden and a converted garage providing additional leisure space.

### THE FORE

At the front, the property boasts a charming double-fronted facade with red brickwork, a central front door framed by pitched canopies and a block-paved driveway providing ample off-road parking.

### GROUND FLOOR

Inside, the ground floor features a bright and spacious hallway that leads to a large dual-aspect living and dining room. The heart of the home is the expansive kitchen and breakfast room with contemporary units and integrated appliances, complemented by a utility room, cloakroom and a front-facing study ideal for home working.

### LIVING ROOM/DINING ROOM

23' 1" x 11' 3" (7.04m x 3.43m)

### KITCHEN/BREAKFAST ROOM

14' 7" x 17' 3" (4.44m x 5.26m)

### PLAYROOM

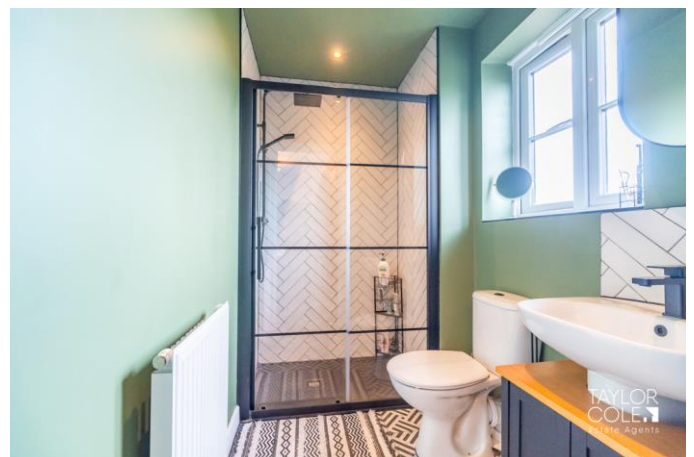
10' 3" x 9' (3.12m x 2.74m)

### WC

5' 3" x 4' (1.6m x 1.22m)

### UTILITY ROOM

5' 10" x 5' 4" (1.78m x 1.63m)



## FIRST FLOOR

Upstairs, the first floor offers four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a stylish en-suite, while the remaining bedrooms are served by a modern family bathroom. A central landing adds to the open and airy feel of the upper floor.

### BEDROOM ONE

13' 2" x 11' 6" (4.01m x 3.51m)

### BEDROOM ONE EN-SUITE

7' 5" x 4' 7" (2.26m x 1.4m)

### BEDROOM TWO

12' x 10' 8" (3.66m x 3.25m)

### BEDROOM THREE

13' 8" x 12' 2" (4.17m x 3.71m)

### BEDROOM FOUR

9' 7" x 9' 9" (2.92m x 2.97m)

### BATHROOM

6' 3" x 6' 6" (1.91m x 1.98m)

## THE REAR

To the rear, the garden is predominantly laid to lawn with a paved patio ideal for outdoor dining and entertaining. A converted garage sits at the end of the garden and now serves as a gym or playroom, adding further versatility to this superb family home.

### GYM/PLAYROOM

15' 2" x 9' 11" (4.62m x 3.02m)

### GARAGE STORE

10' 2" x 3' 11" (3.1m x 1.19m)

## 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		94 A
81-91	B	85 B	
69-80	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 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