



Austen Drive
, Tamworth, , B78 3BN

£289,000

Property Features

- Situated on a private road with allocated parking
- Modern three-bedroom family home in excellent condition throughout
- Spacious living room to the front of the property
- Stylish kitchen/diner with integrated appliances and French doors to the garden
- Generous main bedroom with en-suite shower room
- Second double bedroom with built-in wardrobe
- Versatile third bedroom, ideal for a child's room, study, or home office
- Contemporary family bathroom with modern fittings

Full Description

This modern and well-presented three-bedroom family home is set on a private road with the benefit of allocated parking. The property offers bright and spacious accommodation arranged over two floors, making it an ideal choice for families, professionals, or first-time buyers.

THE FORE

The property sits on a quiet private road and benefits from allocated parking directly outside. A neat frontage leads to the entrance hall, giving the home a welcoming first impression.

GROUND FLOOR

On entering the property, the hallway provides access to a guest cloakroom and useful storage cupboard. To the front, the generous living room offers a bright and comfortable space. To the rear, the contemporary kitchen/diner is fitted with modern units and integrated appliances, with French doors opening onto the garden, creating a natural flow between inside and outside.

LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m)

OPEN PLAN KITCHEN/DINER

11' 2" x 15' (3.4m x 4.57m)

WC

2' 9" x 5' 2" (0.84m x 1.57m)



FIRST FLOOR

Upstairs, the main bedroom is a spacious double with its own modern en-suite shower room. Bedroom two is another good-sized double and benefits from a built-in wardrobe. Bedroom three is a well-proportioned single, ideal as a child's room, study, or home office. A modern family bathroom completes the first floor.

BATHROOM

5' 5" x 6' 2" (1.65m x 1.88m)

BEDROOM ONE

8' 5" x 11' 8" (2.57m x 3.56m)

BEDROOM ONE EN-SUITE

8' 4" x 4' 4" (2.54m x 1.32m)

BEDROOM TWO

8' 5" x 10' 1" (2.57m x 3.07m)

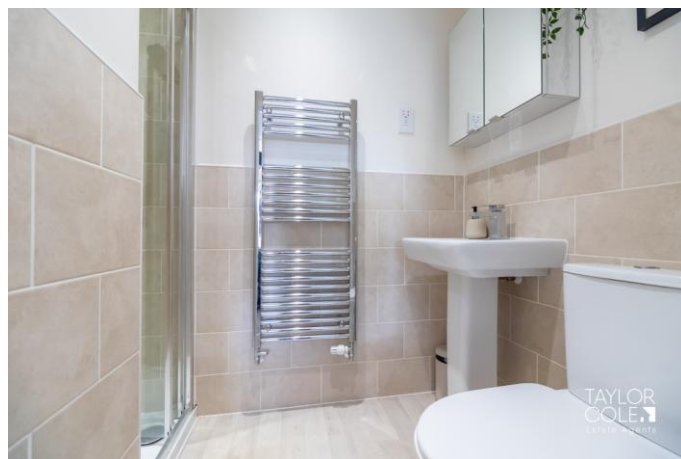
BEDROOM THREE

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

THE REAR

The enclosed rear garden is mainly laid to lawn with a paved patio area, making it perfect for outdoor dining and entertaining. A further seating area creates a sunny retreat, and secure fencing provides privacy and safety for families

A private walkway to the rear of the garden is shared by neighbouring properties.



ANTI MONEY LAUNDERING

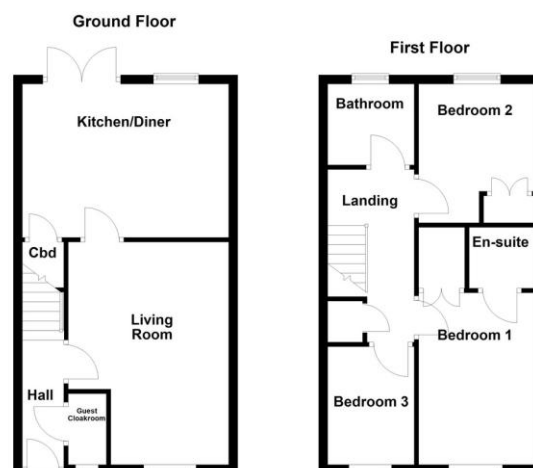
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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