



Meadow Way  
Tamworth, B79 0EE

£499,500

# Property Features

- Immaculately presented four-bedroom detached family residence.
- Four well proportioned bedrooms designed to accommodate growing families.
- Generous and highly versatile accommodation arranged over two well proportioned floors.
- Well appointed utility room designed to keep laundry and household tasks neatly separate from the ma
- Exceptional open plan kitchen, dining and family room forming the heart of the home, ideal for both
- Spacious and beautifully presented family bathroom with high quality finishes.
- Elegant front bay living room providing a stylish and comfortable reception space.
- Private and enclosed rear garden featuring a patio area ideal for outdoor dining and a well maintain
- Separate study offering an ideal work from home environment or additional reception room.
- Favourably positioned on a quieter off-road section of the development



## Full Description

A beautifully presented four-bedroom detached family home, offering spacious and highly versatile accommodation arranged over two generous floors. Designed with modern family living in mind, the property features a stunning open-plan kitchen, dining and family space, the true heart of the home, perfect for both everyday life and entertaining.

Complemented by separate reception rooms that provide flexibility for a formal lounge, home office or playroom, along with well proportioned bedrooms, this home effortlessly combines style, comfort and practicality, making it an ideal long term family residence.

### THE FORE

The property enjoys a particularly attractive position within this modern development, set along a small off-road section of the estate that offers a quieter, more tucked-away feel away from the main street. While not a private road, it benefits from a similar sense of exclusivity and reduced passing traffic, creating a more peaceful setting.

To the front, the home boasts a neatly maintained frontage and driveway providing off-road parking. The welcoming entrance and smart exterior combine to create excellent kerb appeal, making a strong first impression from the moment you arrive.

### GROUND FLOOR

The welcoming entrance hall provides access to all principal ground floor rooms, immediately setting the tone for this beautifully presented family home. To the front, the living room features an elegant bay window, creating a bright and inviting space, perfect for relaxing in comfort or entertaining guests.



At the rear, the heart of the home is the impressive open-plan kitchen, dining, and family area. This bright and airy space benefits from direct access to the garden and offers ample room for both everyday family life and larger social gatherings. The modern kitchen is fitted with an extensive range of wall and base units, integrated appliances, and generous worktop surfaces, combining functionality with contemporary style.

Off the kitchen, there is a practical utility room with an adjoining WC, providing convenience and supporting the demands of modern family living. A dedicated study completes the ground floor, offering an ideal work from home space or an additional reception room to suit your family's needs.

#### LIVING ROOM

16' 4" x 10' 3" (4.98m x 3.12m)

#### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

26' x 10' 8" (7.92m x 3.25m)

#### UTILITY ROOM

6' 2" x 4' 9" (1.88m x 1.45m)

#### OFFICE

8' 3" x 8' 1" (2.51m x 2.46m)

#### WC

6' 1" x 2' 9" (1.85m x 0.84m)

#### FIRST FLOOR

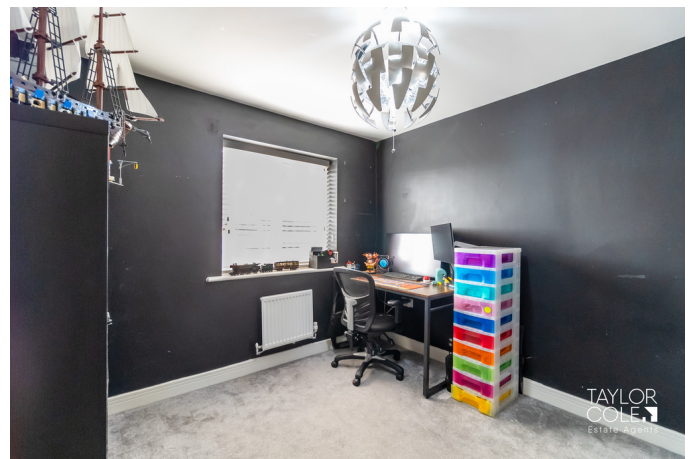
The first floor landing provides access to four well proportioned bedrooms, offering comfortable and practical accommodation for the whole family. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, creating a private and relaxing space. Bedrooms two and three are generous double rooms, while bedroom four offers excellent flexibility and can be perfectly suited as a nursery, guest bedroom, or home office.

The contemporary family bathroom serves the remaining bedrooms and is fitted with a modern suite comprising a separate bath and shower, wash basin, and WC, ideal for meeting the needs of busy family life.

#### BEDROOM ONE

13' 9" x 13' 8" (4.19m x 4.17m)

#### BEDROOM ONE EN-SUITE



6' 7" x 5' 4" (2.01m x 1.63m)

#### BEDROOM TWO

13' 7" x 8' 6" (4.14m x 2.59m)

#### BEDROOM THREE

12' 1" x 8' (3.68m x 2.44m)

#### BEDROOM FOUR

10' 3" x 9' 3" (3.12m x 2.82m)

#### BATHROOM

8' 4" x 7' 5" (2.54m x 2.26m)

#### THE REAR

The enclosed rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor dining and entertaining. The space provides a safe and private environment for families to enjoy, with plenty of room for children to play and for summer gatherings.

#### GARAGE

#### ANTI MONEY LAUNDERING

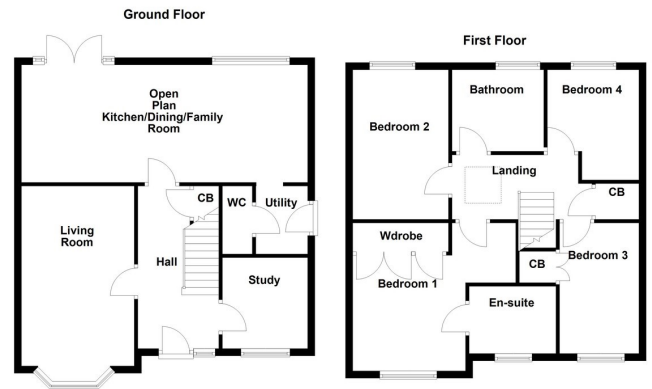
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		

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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