



Drayton Manor Drive,
Tamworth, B78 3TJ

Offers in the Region Of £725,000

Welcome to The Barn at Drayton Manor Drive

This highly impressive, spacious, and versatile property sits tucked away from Drayton Manor Theme Park, providing fantastic privacy in this exclusive location, fit for a wide variety of living arrangements.

The Barn

Through a spacious entrance porch this property greets you with ample character features throughout, leading into a beautiful open plan kitchen/diner/living area.

This fantastic social space provides a great entertainment room for family and friends, with two sets of French doors out to the rear garden, a social break bar area, and modern fitted appliances.

Off the kitchen area is a deceptively spacious inner hallway with boot room and fitted storage cupboards, leading into a large dining room/sitting room, a wonderful cosy space for the evening, with access to a separate versatile study with guest W.C.

Upstairs off the bright landing is an impressive modern family bathroom, with separate bath and walk in shower, and four brilliant size bedrooms all complimented by sky light windows.

The master bedroom features a private en-suite, and bedrooms three and four feature fitted wardrobes/storage.

Outside is a wonderful private spacious garden, with a large social patio area and fenced paddock area with stables, and a separate lawn.

The Bungalow

Approached via a private lawn and social patio area, the bungalow comprises of an entrance porch leading into a bright kitchen/diner, with a spacious living room featuring French doors out to the patio, as well as two double bedrooms and a family bathroom.



The Barn

Entrance Porch 7' 5" x 7' 5" (2.26m x 2.26m)

Open Plan Kitchen/Diner/Living Area 18' 8" x 18' 8" (5.70m x 5.69m max)

Inner Hall 17' 8" x 6' 0" (5.39m x 1.82m)

Boot Room 5' 8" x 4' 5" (1.72m x 1.34m)

Dining Room 17' 11" x 12' 7" (5.47m x 3.83m)

Study 13' 7" x 5' 6" (4.15m x 1.68m)

Downstairs W.C. 5' 6" x 3' 8" (1.68m x 1.12m)

Bedroom One 11' 7" x 9' 11" (3.53m x 3.01m)

En-Suite 5' 9" x 5' 6" (1.74m x 1.67m)

Bedroom Two 10' 10" x 10' 0" (3.29m x 3.05m)

Bedroom Three 13' 10" x 8' 6" (4.22m x 2.59m max, 1.93 min)

Bedroom Four 8' 8" x 8' 6" (2.64m x 2.58m)

Family Bathroom 12' 10" x 5' 3" (3.92m x 1.61m)

The Bungalow

Entrance Porch 4' 10" x 3' 11" (1.47m x 1.19m)

Kitchen/Diner 16' 0" x 9' 2" (4.88m x 2.80m)

Lounge 13' 9" x 13' 5" (4.20m x 4.09m)

Bedroom One 13' 6" x 9' 7" (4.11m x 2.93m)

Bedroom Two 12' 0" x 9' 6" (3.65m max, 2.41 min x 2.90m)

Bathroom 7' 8" x 5' 7" (2.34m x 1.70m)





Floor Plan

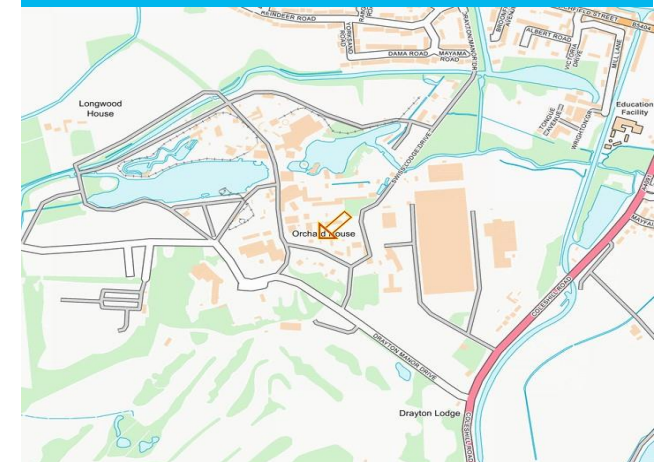
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



Total area: approx. 201.6 sq. metres (2170.2 sq. feet)

Map Location















Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: