



The Willows, Drayton Lane, Drayton Bassett
Tamworth, B78 3FF

£875,000

If you are seeking a peaceful, private and beautifully laid out property to enjoy the next chapter in your life, this is the home for you. Tucked away behind a canopy of mature trees, the spacious garden makes it feel like a private sanctuary. The feeling is hard to describe - somewhere between countryside escape & refined living. Inside the house is just as impressive. Underfloor heating runs throughout, bringing quiet luxury to every step.

There is so much about this house that will draw you in, the large garden waiting for you to put your mark on it, to the incredibly well thought out interior. The kitchen at the heart, offers you the choice of a perfectly designed space for dining or the lure of the open plan living room, giving you that flexibility to suit your mood! The family area flows naturally from here, with bi-fold doors that pull all the way back to let the garden in. It's the kind of space that shifts with the seasons - light and airy in summer, warm and cosy in winter.

A separate living room offers another spot to unwind, with wide views over the garden that change beautifully throughout the day. At the front of the house, a dedicated office makes working from home both practical and peaceful. There's also a well planned utility room with an outside door just off the kitchen, and WC from the hallway that completes the accommodation on the ground floor.

Upstairs the home continues to impress. High ceilings add a sense of airiness, and all four bedrooms are generous doubles. Bedroom one is a stand out, with its own dressing room and a sleek en-suite. Bedroom two also features a private en-suite, whilst the remaining bedrooms are served by a stylish, modern family bathroom.

This semi-rural location offers an excellent degree of privacy and seclusion. A short drive will take you to Tamworth, Sutton Coldfield and major road networks for destinations further afield.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 4.34m (14'3") x 3.73m (12'3")

Kitchen 6.37m (20'11") x 4.24m (13'11") max

Family Room 3.94m (12'11") x 3.89m (12'9")

Office 3.73m (12'3") x 1.93m (6'4")

Utility 2.24m (7'4") x 1.62m (5'4")

WC

Double Garage

Landing

Bedroom 1 3.91m (12'10") max x 3.91m (12'10")

Dressing Room 2.44m (8') x 1.87m (6'2")

En-suite

Bedroom 2 4.44m (14'7") x 3.30m (10'10")

En-suite

Bedroom 3 3.35m (11') x 3.08m (10'1")

Bedroom 4 3.30m (10'10") max x 3.30m (10'10")

Bathroom





Floor Plan

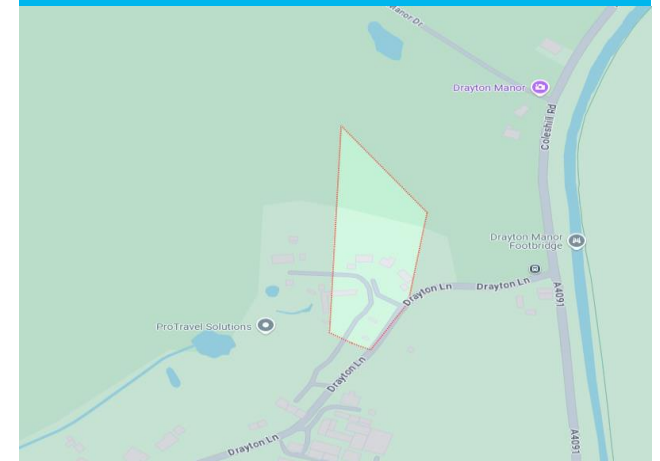
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A	83 B	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: