



Austen Drive
Dunstall Park, Tamworth, , B78 3BQ

Offers Over £360,000

Property Features

- Stunning Detached Family Home
- Immaculate Modern Finishes Throughout
- Delightful Open Plan Living
- Brilliant Kitchen/Diner
- Beautifully Landscape Fore & Rear Gardens
- Superb Family Lounge
- Main Bedroom with En Suite
- Close to Local Schooling & Amenities
- Vendors Onward Purchase Secured
- Freehold - Viewing Advised

Full Description

Nestled within the highly desirable 'Dunstall Park' development, this exceptional detached family home occupies a prime position and has been thoughtfully renovated by the current owners.

With an array of local amenities and picturesque nature reserve footpaths just moments away, this property offers both convenience and natural beauty.

GROUND FLOOR

Stepping inside, a welcoming reception hall introduces the home's inviting ambiance. At the front, the elegantly designed family lounge serves as a cosy retreat, bathed in natural light from a striking front-facing window that enhances the sense of space.

The heart of the home is the stunning open-plan kitchen and dining area, complete with sleek base units, stylish countertops, and seamlessly integrated modern appliances. French doors at the rear open onto the landscaped garden, creating a seamless indoor-outdoor flow-ideal for both everyday living and entertaining. A dedicated utility area and a well-appointed guest cloakroom add to the home's practicality.

FAMILY LOUNGE

16' 2" x 10' 2" (4.93m x 3.10m)

OPEN PLAN KITCHEN/DINER

18' 5" x 14' 1" (5.63m x 4.30m)

GUEST CLOAKROOM

7' 2" x 2' 11" (2.20m x 0.90m)

FIRST FLOOR



Ascending to the first floor, four generously sized bedrooms cater to modern family living. The luxurious primary suite boasts mirrored fitted wardrobes and a sleek en suite bathroom, providing a private sanctuary. The remaining bedrooms offer versatile spaces, perfect for family members, guests, or a home office.

A contemporary three-piece family bathroom, beautifully finished with stylish tiling, completes the interior.

BEDROOM ONE

12' 5" x 9' 2" (3.80m x 2.80m)



EN SUITE

6' 5" x 5' 10" (1.96m x 1.80m)

BEDROOM TWO

11' 8" x 9' 2" (3.58m x 2.80m)

BEDROOM THREE

8' 11" x 6' 9" (2.74m x 2.06m)

BEDROOM FOUR

8' 11" x 7' 1" (2.74m x 2.17m)



BATHROOM

7' 1" x 5' 6" (2.17m x 1.70m)



OUTSIDE

REAR GARDEN

Outside, the landscaped rear garden provides a tranquil escape, featuring a combination of paved patio areas and manicured lawns, all enclosed by secure timber fencing. Thoughtfully placed flower beds and shrubbery add charm to the borders, while ample space for outdoor seating and entertaining makes this an ideal setting for relaxation and social 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.

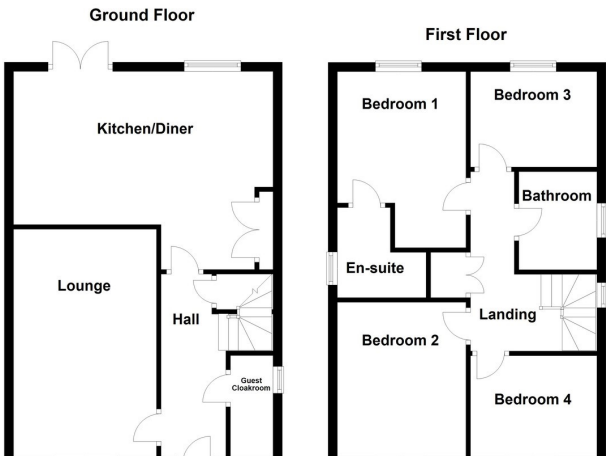
TENURE



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	84 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