



Austen Drive
, Tamworth, , B78 3BN

£349,950

Property Features

- Detached
- Freehold
- Detached Garage
- Beautifully Presented
- Three Generous Bedrooms
- Landscaped Garden
- Sought After Location
- Contemporary Kitchen-Diner
- Two Exemplary Bathrooms

Full Description

A beautifully presented three-bedroom detached home located within a sought-after new build development. Offering spacious and versatile living across two floors, this modern family home features dual aspect living spaces, a contemporary kitchen-diner, a stylish master suite, and a landscaped rear garden with a covered patio area - ideal for entertaining. Complete with a detached garage and private access, this property is perfect for families or professionals seeking a well-connected yet peaceful setting.

THE FORE

Approached via a composite front entrance door, the property boasts attractive kerb appeal, enhanced by its modern façade and tasteful landscaping. Upon entry, you are welcomed by feature flooring and a central hallway with a staircase rising to the first floor. A storage cupboard provides practical space, while a door leads to a guest cloakroom fitted with a modern two-piece suite

GROUND FLOOR

To the rear of the home is a spacious dual-aspect living room, offering generous floor space for freestanding lounge furniture. French doors open out to the rear garden, creating a seamless indoor-outdoor flow and allowing plenty of natural light to fill the room.

The kitchen-dining area is equally impressive, featuring a contemporary range of matching wall and base units, integrated oven with hob and extractor, and recesses for white goods. A window to the front aspect and French doors to the rear patio ensure the space remains light and airy. The dining area comfortably accommodates a family-sized table and chairs.

LOUNGE



10' 8" x 17' 0" (3.25m x 5.18m)

OPEN PLAN KITCHEN / DINER

OPEN KITCHEN AREA

17' 0" x 11' 5" (5.18m x 3.48m)

OPEN DINING AREA

8' 5" x 6' 0" (2.57m x 1.83m)

GUEST CLOAKROOM

4' 7" x 4' 6" (1.4m x 1.37m)

FIRST FLOOR

The first-floor landing is brightened by a rear-facing window and provides access to all bedrooms.

The master bedroom offers ample space for a double bed and additional freestanding furniture, along with a private three-piece en-suite shower room.

The second bedroom is also a well-proportioned double and benefits from built-in wardrobes and loft hatch access.

The third bedroom is a versatile space ideal as a single room, nursery, or home office.

Completing this floor is the family bathroom, fitted with a modern white three-piece suite and a window to the rear.

BEDROOM ONE

9' 9" x 17' 9" (2.97m x 5.41m)

BEDROOM ONE EN-SUITE

8' 5" x 6' 3" (2.57m x 1.91m)

BEDROOM TWO

12' 9" x 9' 9" (3.89m x 2.97m)

BEDROOM THREE

7' 2" x 7' 5" (2.18m x 2.26m)

FAMILY BATHROOM

6' 0" x 6' 8" (1.83m x 2.03m)

THE REAR

The rear garden is a true highlight of the property. A covered aluminium and glass roof pergola spans the patio area, creating the perfect spot for outdoor dining and entertaining. A shaped lawn forms the heart of the garden, bordered by established evergreen plants and shrubs on either side, with a further planting area at the rear. A side access gate leads



conveniently to the detached garage, offering additional practicality.

ANTI MONEY LAUNDERING

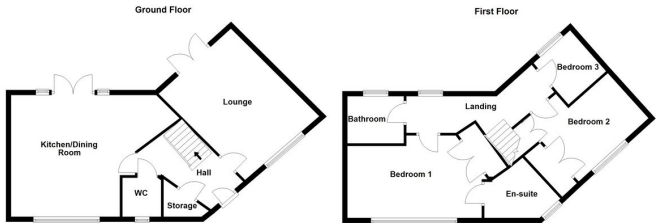
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		95 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