



Manor Lane

Harlaston, Tamworth, , B79 9JS

£405,000

Property Features

- Exceptionally spacious and versatile three-bedroom home
- Multiple reception rooms including living room, dining room and craft room
- Generous kitchen with pantry and access to the rear garden
- Flexible annex space with its own entrance, cloakroom and bathroom
- Three well-proportioned bedrooms, two with built-in storage
- Bright and airy landing and modern family bathroom upstairs and down.
- Charming veranda and outdoor room connecting indoor and garden living
- Beautifully maintained mature garden with tiered landscaping
- Characterful features and adaptable layout for a range of lifestyle needs
- Viewing is essential to appreciate the full scale and potential of the property

Full Description

This remarkably versatile and deceptively spacious three-bedroom home offers a unique blend of character and flexibility across a generous layout. With multiple reception rooms, a large kitchen, annex space, and beautifully established outdoor areas, this is a rare opportunity for buyers seeking a home that can adapt to a variety of lifestyle needs. Enhanced by a number of high-quality updates over the last 4.5 years, the property is both charming and ready for modern living.

Throughout the home, modern practical upgrades have been sensitively integrated, including a full electrical check and certification, a new boiler system with serviced radiators and towel rails, and additional loft insulation – all completed within the last 4.5 years to ensure efficiency and comfort.

THE FORE

The property enjoys a charming presence from the road, with a gated pathway leading to the front door and a well-tended frontage that sets the tone for the home's characterful and welcoming atmosphere. All windows and external doors have been replaced within the past 4.5 years, adding to the home's kerb appeal, energy efficiency, and overall peace of mind.

GROUND FLOOR

Inside, the home unfolds into a collection of spacious and inviting rooms, beginning with a bright and cosy living room featuring large windows and a fireplace. The dining room offers an elegant space for family meals and entertaining, leading through to a generous kitchen that was installed just 4.5 years ago. It includes a pantry, newly tiled flooring, and direct access to the rear garden. A craft room and annex provide flexible options for hobbies, remote working, or multi-generational living, with newly tiled floors also laid in



these areas, as well as the downstairs shower room. The property further benefits from a downstairs cloakroom and a separate ground floor bathroom – the latter also added in the last 4.5 years.

LIVING ROOM

11' 5" x 21' 2" (3.48m x 6.45m)

DINING ROOM

11' 5" x 8' 9" (3.48m x 2.67m)

KITCHEN

16' 5" x 10' (5m x 3.05m)

PANTRY

7' 2" x 6' 3" (2.18m x 1.91m)

ANNEX

11' 3" x 10' 3" (3.43m x 3.12m)

CLOAKROOM

4' 1" x 4' 9" (1.24m x 1.45m)

BATHROOM

4' 6" x 5' (1.37m x 1.52m)

CRAFTS ROOM

6' 9" x 9' 6" (2.06m x 2.9m)

VERANDA

11' 9" x 9' 4" (3.58m x 2.84m)

OUTDOOR ROOM

14' 5" x 11' 9" (4.39m x 3.58m)

FIRST FLOOR

Upstairs there are three well-sized bedrooms, one of which benefit from built-in storage cupboards. Bedroom one also features new fitted wardrobes, installed within the last 4.5 years. The landing is spacious and bright, giving access to a family bathroom with a modern suite. Each bedroom enjoys lovely views over the surrounding greenery, making this a peaceful and homely retreat.

BEDROOM ONE

13' 2" x 11' 5" (4.01m x 3.48m)

BEDROOM TWO

9' 6" x 11' 4" (2.9m x 3.45m)



BEDROOM THREE

9' 8" x 6' 9" (2.95m x 2.06m)

BATHROOM

8' 6" x 5' 4" (2.59m x 1.63m)

THE REAR

The garden is a true feature of the property, with an abundance of greenery, mature planting and tiered areas creating an inviting outdoor space perfect for relaxing or entertaining. The grounds offer more than first meets the eye and truly require viewing to appreciate the full extent of what is on offer.

STUDIO

8' 4" x 9' 8" (2.54m x 2.95m)

WORKSHOP

18' 7" x 11' 4" (5.66m x 3.45m)

ANTI MONEY LAUNDERING

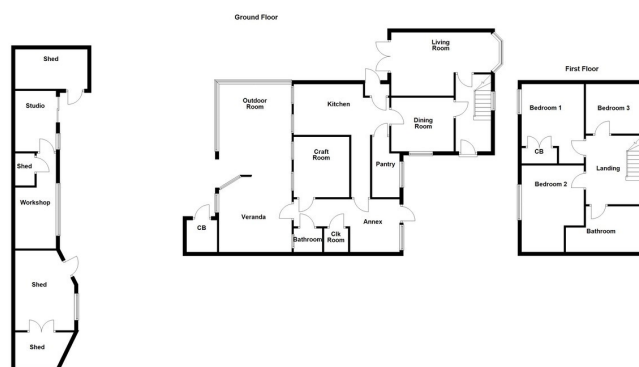
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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