



**Pemberley Drive**  
, Tamworth, , B78 3EX

**£289,950**

# Property Features

- Modern three-bedroom family home presented in excellent condition throughout
- Spacious lounge with a bright and welcoming atmosphere
- Contemporary open-plan kitchen/dining room with French doors to the garden
- Principal bedroom complete with en-suite shower room
- Stylish family bathroom serving bedrooms two and three
- Convenient ground floor WC and practical storage cupboards
- Bedroom two with generous proportions, bedroom three ideal as a nursery or study
- Private rear garden with patio and lawn, perfect for entertaining
- Driveway parking to the front providing off-road convenience
- Sought-after location close to local amenities, schools, and transport links



## Full Description

This attractive modern home is beautifully presented and offers a well-balanced layout, perfect for contemporary family living. With bright interiors, a stylish finish, and a private rear garden, it provides both comfort and practicality.

### THE FORE

At the front, the property is finished in a smart red-brick facade with a driveway providing convenient off-road parking and a welcoming approach to the entrance.

### GROUND FLOOR

On the ground floor, the entrance hall gives access to a WC before leading into the spacious lounge, which is bright and inviting with ample room for family relaxation. To the rear, the open-plan kitchen and dining room form the heart of the home, fitted with modern units and appliances, and benefiting from French doors that open directly onto the garden, creating a seamless connection between indoor and outdoor living.

### LIVING ROOM

11' 7" x 15' 9" (3.53m x 4.8m)



### KITCHEN

10' 4" x 14' 9" (3.15m x 4.5m)



### WC

3' x 5' 3" (0.91m x 1.6m)

### FIRST FLOOR

The first floor comprises three bedrooms. The principal bedroom is enhanced by its own en-suite shower room, providing a private retreat. Bedroom two is a generously sized double, while bedroom three is a versatile space, ideal as a single bedroom, nursery, or home office. A modern



family bathroom completes the floor.

#### BEDROOM ONE

11' 5" x 8' 4" (3.48m x 2.54m)

#### BEDROOM ONE EN-SUITE

4' 4" x 8' 4" (1.32m x 2.54m)

#### BEDROOM TWO

10' 2" x 8' 4" (3.1m x 2.54m)

#### BEDROOM THREE

8' 7" x 6' 2" (2.62m x 1.88m)

#### BATHROOM

5' 5" x 6' 2" (1.65m x 1.88m)

#### THE REAR

At the rear, the property enjoys a private garden with a combination of patio and lawn areas, offering an ideal setting for outdoor dining, entertaining, and relaxation.

#### 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.

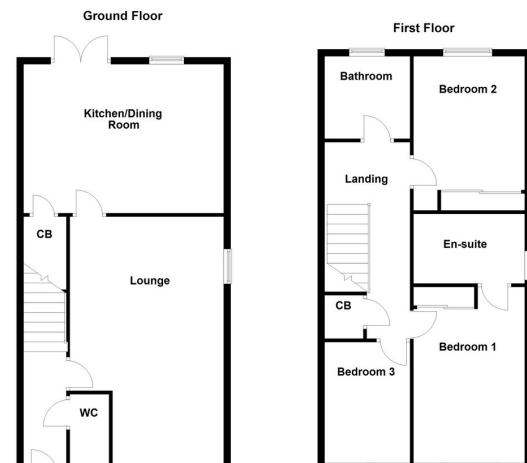
#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





TAYLOR COLE  
Estate Agents



Score	Energy rating	Current	Potential
92+	A		96 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 and 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