



Samuel Parkes Vale  
, Tamworth, , B79 8UQ

Offers Over £410,000

# Property Features

- Attractive four-bedroom detached family home in a sought-after residential location
- Spacious lounge with large bay window providing plenty of natural light
- Modern kitchen/breakfast room with integrated appliances and ample storage
- Second double bedroom also benefitting from its own en-suite
- Two further good-sized bedrooms served by a stylish family bathroom
- Practical ground floor WC and a useful boot room/utility for added convenience
- Integral garage with driveway parking for multiple vehicles
- Enclosed rear garden with patio and lawn, perfect for family living and outdoor dining

## Full Description

This impressive four-bedroom detached home offers spacious and versatile family living, thoughtfully designed with modern convenience and comfort in mind. Set within a popular residential area, the property benefits from ample living accommodation, stylish interiors, and a private rear garden, making it ideal for growing families.

### THE FORE

The front of the property features a smart, modern facade with a driveway providing off-road parking and access to the integral garage. The home presents excellent curb appeal, setting the tone for the well-planned interior.

### GROUND FLOOR

On the ground floor, the welcoming entrance hall leads into a bright and spacious lounge with large windows allowing natural light to flood the room. A generous dining room provides the perfect space for family meals or entertaining, with access to the rear garden. The modern kitchen/breakfast room is well-equipped with contemporary units and integrated appliances, complemented by a useful boot room/utility. A convenient WC completes this floor.

### LIVING ROOM

10' 8" x 18' 2" (3.25m x 5.54m)

### DINING ROOM

9' 7" x 9' 7" (2.92m x 2.92m)

### KITCHEN/DINER

16' 7" x 9' 7" (5.05m x 2.92m)

### GUEST CLOAKROOM

5' 4" x 2' 7" (1.63m x 0.79m)



#### UTILITY / BOOT ROOM

8' 3" x 9' 0" (2.51m x 2.74m)

#### FIRST FLOOR

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while bedroom two also has its own en-suite. Two further bedrooms are served by the stylish family bathroom. The landing provides access to additional storage cupboards, ensuring practicality throughout.

#### BEDROOM ONE

15' 0" x 10' 8" (4.57m x 3.25m)

#### BEDROOM ONE EN-SUITE

6' 7" x 5' 8" (2.01m x 1.73m)

#### BEDROOM TWO

9' 4" x 13' 5" (2.84m x 4.09m)

#### BEDROOM TWO EN-SUITE

5' 9" x 5' 9" (1.75m x 1.75m)

#### BEDROOM THREE

8' 9" x 8' 1" (2.67m x 2.46m)

#### BEDROOM FOUR

8' 2" x 10' 3" (2.49m x 3.12m)

#### BATHROOM

6' 1" x 7' 3" (1.85m x 2.21m)

#### THE REAR

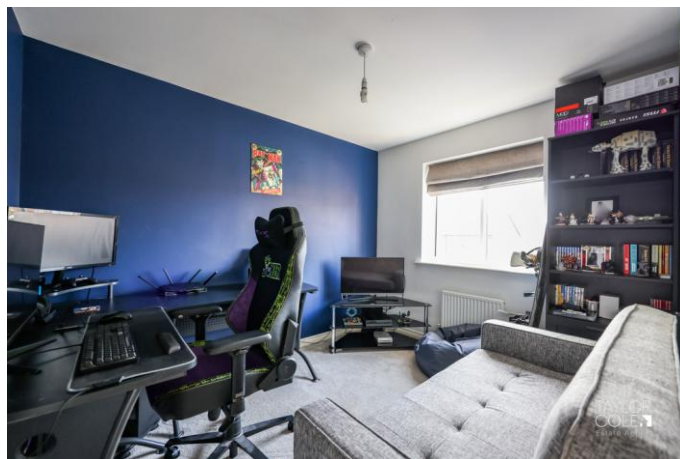
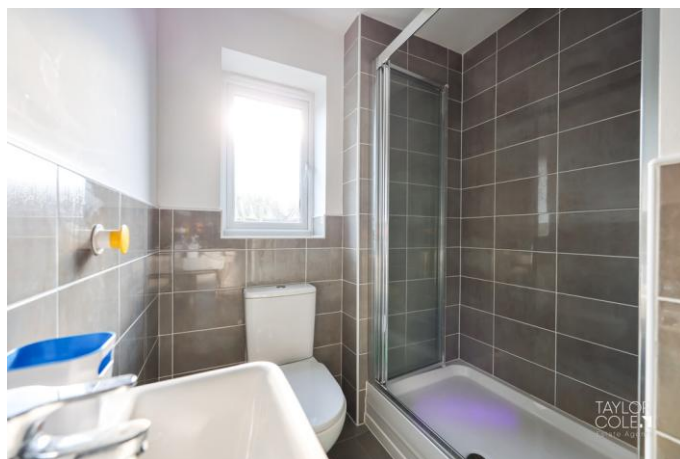
To the rear, the property boasts a private enclosed garden, mainly laid to lawn with a patio area ideal for outdoor dining and relaxation. The space is perfect for children to play safely or for enjoying summer entertaining with friends and family.

#### 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             | 85 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