



Meadow Way
Tamworth, B79 0DY

£330,000

Property Features

- Well presented two storey family home in a popular location
- Spacious living room filled with natural light
- Open plan kitchen and dining room with direct garden access
- Three generously sized bedrooms
- Main bedroom with en suite shower room
- Modern family bathroom
- Utility room and ground floor WC
- Private rear garden with patio and lawn
- Allocated parking spaces located to the side of the property
- Move in ready interior with a bright and modern finish

Full Description

This attractive two storey home offers bright modern living with a spacious layout that is ideal for families or anyone seeking a well presented move in ready property. With an open plan kitchen and dining room, three bedrooms, two bathrooms, a private garden and allocated parking to the side, it provides comfort and convenience in a popular residential location.

THE FORE

The home sits behind a smart frontage with a well kept lawn and a welcoming entrance. The parking spaces for the property are positioned to the side, offering easy access and secure off street parking.

GROUND FLOOR

The entrance hall leads to a generous living room filled with natural light. The open plan kitchen and dining room provides an excellent space for cooking, dining and entertaining with French doors opening onto the garden. A WC and a useful utility room add to the practicality of the ground floor.

LIVING ROOM

16' 8" x 9' 5" (5.08m x 2.87m)

OPEN PLAN DINING ROOM/KITCHEN

16' 8" x 9' (5.08m x 2.74m)

UTILITY ROOM

6' 5" x 4' 9" (1.96m x 1.45m)

WC

5' 5" x 3' 2" (1.65m x 0.97m)

FIRST FLOOR



The first floor features three well proportioned bedrooms. The main bedroom benefits from an en suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

BEDROOM ONE

13' x 13' (3.96m x 3.96m)

BEDROOM ONE EN-SUITE

7' 3" x 4' 6" (2.21m x 1.37m)

BEDROOM TWO

13' x 10' 1" (3.96m x 3.07m)

BEDROOM THREE

8' 8" x 6' 8" (2.64m x 2.03m)

BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

THE REAR

To the rear of the home there is a low maintenance garden with a patio seating area and raised lawn, creating a pleasant outdoor space for relaxing or entertaining. The garden is enclosed, offering privacy and security.

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.

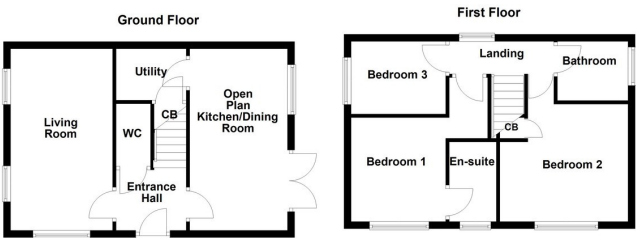
TENURE

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	83 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