



Manor Lane, Harlaston Tamworth

**burchell**  
edwards





## Property Description

The property has an impressive frontage with a large front garden and driveway that leads to the home, where you will find a useful garage, entrance hallway, spacious and bright lounge and a kitchen that is open to large dining area. All rooms are good sizes and very well decorated, ready to be moved straight into.

Upstairs, the bedrooms are also good sizes and the family bathroom is sure to impress with a fully fitted suite including a free standing bathtub. Outside, the garden is also a delight to be in- with plenty of space on offer for entertaining.

The cul de sac offers a quiet corner of a desirable village that has excellent connections to the wider area by road and would be an ideal property to commute from.

Have a look around with our virtual tour and call today to arrange your appointment to see inside!

## Guest W.C

W.C.

## Lounge

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

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, central heating radiator and electric fire place.

## Kitchen / Dining Area

11' 8" max x 23' 7" ( 3.56m max x 7.19m )

Double glazed windows to rear and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated tower over and microwave, electric hob, wine cooler and space for fridge freezer.

## Utility Room

10' 11" x 8' 3" plus door recess ( 3.33m x 2.51m plus door recess )

Double glazed window to rear elevation, door to rear elevation, wall and base storage units, sink with drainer unit, space and plumbing for washing machine.



## Landing

Double glazed window to front elevation and loft access.

## Bedroom One

15' 10" x 11' 9" ( 4.83m x 3.58m )

Double glazed windows to front and rear elevations and central heating radiator.

## Bedroom Two

11' 6" x 13' 4" max ( 3.51m x 4.06m max )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 10" x 7' ( 3.00m x 2.13m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

9' 7" x 11' 3" ( 2.92m x 3.43m )

Freestanding bath, shower cubicle, wash hand basin, W.C and heated towel rail.

## Rear Garden

Laid to lawn, patio, gated side acces and access to workshop with power and lighting.

## Garage/ Workshop

19' 11" x 9' 6" ( 6.07m x 2.90m )

Power and lighting.













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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EPC Rating: G

Tenure: Freehold

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Property Ref: TAM206712 - 0003