



Sudeley
Tamworth, B77 1JR

£460,000

Property Features

- Four bedroom detached family home
- Situated within the sought after Sudeley area
- Spacious Kitchen/diner forms the heart of the home
- Kitchen/diner flows directly into a rear-facing Sun Room
- Generously proportioned Living Room
- Additional sitting room offering versatile space
- Seperate Utility room and ground floor WC
- Four bedrooms and a family bathroom
- Generous driveway providing ample off-road parking
- Large rear garden with Summerhouse

Full Description

Situated within the sought after residential area of Sudeley, this impressive four bedroom detached home offers a generous and highly versatile layout, with a superb collection of living spaces designed around modern family life. From the spacious frontage to the rear garden, the property provides an excellent balance of indoor and outdoor space.

At the heart of the home is the kitchen/diner, a wonderfully sociable space that flows through into the rear sun room and creates a natural hub for everyday family life and entertaining. Alongside this is, a separate living room, a sitting room, utility and ground floor WC, while four bedrooms and a family bathroom occupy the first floor. A detached summer house provides a further useful addition within the garden.

This desirable area combines both peace and convenience and is close to local amenities and transport links, it is ideally suited to a variety of buyers and represents a fantastic place to call home.

THE FORE

The property enjoys an attractive and established frontage, with its detached design and characterful facade creating a strong first impression. A particularly generous driveway extends across the front, providing excellent off-road parking and adding considerably to the practicality of the home.

The entrance opens into a welcoming hallway, immediately giving access to the principal ground floor rooms and staircase to the first floor. The overall proportions of the property are apparent from the outset, with multiple reception spaces offering plenty of flexibility for a growing family.

GROUND FLOOR

The kitchen/diner forms the true heart of the home, offering a spacious setting in which cooking, dining and socialising can come together. The kitchen provides an extensive arrangement of cabinetry and work surfaces, complemented by a central island, while the adjoining dining area comfortably accommodates a substantial table and chairs. From here, the accommodation continues naturally into the sun room at the rear, creating a particularly appealing flow between the main living spaces and the



garden.

A separate living room provides a comfortable space for relaxing away from the busier kitchen/diner, while the additional sitting room offers excellent versatility and could accommodate a variety of uses depending on the needs of its next owners. Practicality is equally well considered, with a separate utility room and convenient ground floor WC completing an exceptionally useful family layout.

LIVING ROOM

13' x 16' 8" (3.96m x 5.08m)

KITCHEN/DINER

16' x 9' 5" (4.88m x 2.87m)

PLAY ROOM

7' x 16' 3" (2.13m x 4.95m)

SUN ROOM

9' x 12' 5" (2.74m x 3.78m)

UTILITY ROOM

7' 10" x 4' (2.39m x 1.22m)

WC

3' x 4' 4" (0.91m x 1.32m)

FIRST FLOOR

The first floor provides four bedrooms arranged around the central landing. Bedroom One is a particularly well-proportioned principal room, while Bedrooms Two and Three also provide comfortable accommodation. Bedroom Four completes the sleeping arrangements and could equally lend itself to use as a nursery, dressing room or dedicated home office if required.

Serving the bedrooms is the family bathroom, fitted with a contemporary suite including a bath with shower above. Useful built-in cupboards positioned around the landing provide additional storage, helping to make the upstairs accommodation as practical as it is comfortable.

BEDROOM ONE

9' 2" x 13' 9" (2.79m x 4.19m)

BEDROOM TWO

9' 3" x 9' 8" (2.82m x 2.95m)

BEDROOM THREE

7' 7" x 11' 7" (2.31m x 3.53m)

BEDROOM FOUR

6' 5" x 9' (1.96m x 2.74m)



BATHROOM
6' 3" x 6' 1" (1.91m x 1.85m)

THE REAR

The rear garden is a particularly appealing feature of the property, providing a large outdoor space with a large lawn offering plenty of room for children, entertaining and enjoying the warmer months. A paved seating area immediately behind the house creates a natural spot for outdoor furniture and dining, with established planting and mature boundaries adding greenery around the garden. Positioned towards the rear is a detached summer house, providing another versatile space separate from the main property. Whether used as a relaxing garden retreat, hobby room or recreational space, it adds another dimension to an already flexible family home.

SUMMERHOUSE
11' 6" x 8' (3.51m x 2.44m)

ANTI MONEY LAUNDERING

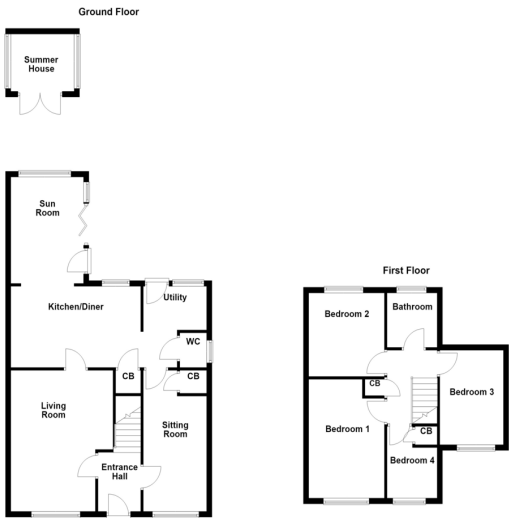
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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