



Burton Close
Tamworth, B79 8UB

£325,000

Property Features

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| • Beautifully Presented Detached Bungalow | • Generous Principal Bedroom With En Suite |
| • Exceptionally Spacious Living Room | • Additional Versatile Bedroom |
| • French Doors Opening Onto Rear Garden | • Modern Shower Room And Useful Built-In Storage |
| • Well-Appointed Kitchen With Ample Storage | • Attractive, Well-Maintained Rear Garden With Patio |
| • Separate Dining Room Ideal For Entertaining | • Substantial Block-Paved Driveway And Garage |



Full Description

This beautifully presented bungalow offers spacious and well-proportioned accommodation throughout, with a particularly impressive living room providing a wonderful focal point to the home. Thoughtfully arranged across a single level, the property combines comfortable everyday living with a practical layout, making it an appealing choice for a variety of buyers, particularly those looking to enjoy the convenience of bungalow living.

The accommodation comprises a welcoming entrance hallway, an exceptionally generous living room, a fitted kitchen, separate dining room, two bedrooms, including a principal bedroom with en suite facilities, and a further bathroom. Externally, the property benefits from a substantial driveway, a garage and an attractive, well-maintained rear garden, completing what is a delightful and versatile home.

THE FORE

The property enjoys an attractive frontage, with its traditional red brick exterior, pitched rooflines and neatly presented surroundings creating an inviting first impression. A low brick boundary wall complements the front garden area, while steps lead towards the entrance, giving the bungalow a pleasant sense of character and kerb appeal.

A particular advantage is the generously sized block-paved driveway, providing ample off-road parking and leading directly to the garage. The combination of practical parking arrangements, attractive brickwork and well-kept frontage contributes to the overall appeal of the property.

INTERNAL

Upon entering the property, a welcoming hallway provides access to the accommodation, with useful built-in storage cupboards adding to the practicality of the layout.

Undoubtedly one of the standout features is the



exceptionally spacious living room, offering an abundance of room for comfortable seating and additional furnishings. A feature fireplace provides an attractive focal point, while multiple windows allow natural light to fill the room, creating a bright and inviting atmosphere. French doors open directly onto the rear garden, providing a lovely connection between the indoor living space and the outside surroundings. The fitted kitchen offers a generous arrangement of traditional-style cabinetry, complemented by ample worktop space and an attractive wood-effect floor. Adjoining the kitchen is a separate dining room, providing a dedicated space for family meals and entertaining, with an open archway creating a pleasant connection between the two rooms.

The sleeping accommodation is equally well considered, with the principal bedroom offering generous proportions, plenty of natural light and the added convenience of its own en suite shower room. A further bedroom provides additional flexibility, whether required for guests, family members or use as a home office. The main bathroom is fitted with a modern shower enclosure, wash basin and WC, offering a practical and contemporary space. Throughout the bungalow, the accommodation is presented in a neutral and welcoming style, allowing prospective purchasers to move in comfortably while retaining the opportunity to introduce their own personal touches.

LIVING ROOM

16' 4" x 15' 8" (4.98m x 4.78m)

KITCHEN

7' 7" x 12' 3" (2.31m x 3.73m)

DINING ROOM

8' 6" x 9' 2" (2.59m x 2.79m)

BEDROOM ONE

11' 2" x 12' 6" (3.4m x 3.81m)

BEDROOM ONE EN-SUITE

4' 7" x 7' 8" (1.4m x 2.34m)

BEDROOM TWO

7' 6" x 11' 1" (2.29m x 3.38m)

BATHROOM

5' 9" x 11' 1" (1.75m x 3.38m)

GARAGE

8' 3" x 16' 9" (2.51m x 5.11m)



EXTERNAL

The rear garden is another particularly appealing feature of this home, offering a beautifully maintained outdoor space that perfectly complements the generous internal accommodation. A substantial paved patio extends across the rear of the property, providing an excellent setting for outdoor dining, garden furniture and entertaining during the warmer months. The patio is conveniently accessed from the living room, allowing the two spaces to work wonderfully together.

Beyond the patio lies an attractive lawn, bordered by established planting, mature shrubs and colourful greenery that add character and interest to the garden. A gently curving pathway creates an appealing division between the lawn and patio areas, while timber fencing provides a defined boundary. With its combination of manageable lawn space, established planting and generous seating areas, the garden offers a delightful setting for relaxation and enjoying time outdoors.

ANTI MONEY LAUNDERING

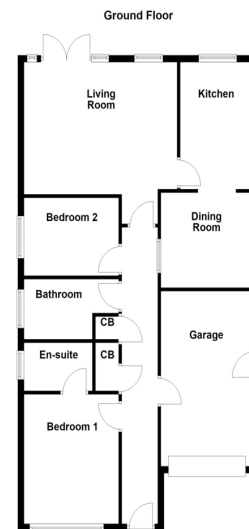
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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