



## Chandlers Drive, Tamworth, B77 4NY

**£575,000**

Situated on a Substantial Plot that provides high degrees of natural privacy from all aspects is this superb, completely refurbished and highly individual three double bedroom detached residence which provides a tastefully decorated interior throughout and has beautifully maintained wrap around gardens. . The property is ideally located for access to the adjacent public woodland perfect for dog walking and many outdoor activities and is conveniently located for local shopping, schooling and recreational facilities in the local neighbourhood.

The property backs onto to Hodge Land Nature Reserve and the location provides good access to Tamworth which has superb retail and sports facilities, along with exceptional transport links, including the M42 just seven minutes away, connections to Birmingham and East Midlands airports, and rail links to London Euston in just seventy minutes.



# 18 Chandlers Drive, Tamworth, B77 4NY

## ENTRANCE HALL

Access to all rooms, tiled flooring

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## LIVING ROOM 23'3" x 20'0" (7.1 x 6.1)

Bright and spacious living room with access to conservatory area, lvt flooring, feature fireplace

## KITCHEN DINING ROOM 21'3" x 9'10" (6.5 x 3.0)

Beautifully refurbished kitchen dining room with double glazed doors and windows, a range of matching wall and base units with work surfaces over, integrated appliances, tiled flooring

## CONSERVATORY 13'5" x 10'2" (4.1 x 3.1)

Double glazed conservatory garden room with access to gardens

## BEDROOM 13'9" x 11'5" (4.2 x 3.5)

Fully fitted bedroom, laminate flooring, 2 double glazed windows looking out into the garden

## BEDROOM 11'5" x 10'9" (3.5 x 3.3)

Fully fitted bedroom, carpeted flooring, double glazed windows

## BEDROOM 10'5" x 7'6" (3.18m x 2.29m)

Double glazed window, carpeted flooring

## SHOWER ROOM

Re fitted shower room shower enclosure, low level wc, wash hand basin, tiled surrounds

## GARAGE

Up and over door, power and light and sink with hot and cold water.

## GARDENS

High degrees of privacy, lawned area, large patio seating area





