



**PAUL
CARR**
Estate Agents
Sales & Lettings

Greenheart, Tamworth, B77 4NG

Offers Over £365,000

Beautiful Detached Family Home – Ready to Move Into.

This beautifully decorated detached home is perfectly positioned in a lovely private setting, offering both comfort and style throughout—ideal for modern family living.

The property boasts a spacious living room, perfect for relaxing or entertaining, alongside a stunning open-plan kitchen/dining area complete with a pantry, creating a bright and sociable heart of the home. A separate family room provides additional flexible living space, while a convenient WC/utility room adds everyday practicality.

Upstairs, the home offers four well-proportioned bedrooms. The impressive principal bedroom benefits from high ceilings and an ensuite, creating a light and luxurious retreat. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a SOUTH facing rear garden and to the fore a large driveway, provides ample off-road parking.

This highly desirable road consists of a range of unique homes with wonderful views of nature surroundings, all within close distance of popular local amenities, transport links and local schooling.

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827217100

or via Tamworth@paulcarrestateagents.Co.Uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room

4.62m (15'2") x 3.61m (11'10")

Dining Area/Kitchen

7.26m (23'10") x 2.97m (9'9")

Family Room

3.68m (12'1") x 2.34m (7'8")

Utility/WC

2.34m (7'8") x 1.80m (5'11")

Landing

Bedroom 1

4.65m (15'3") x 2.34m (7'8")

En-suite

Bedroom 2

4.01m (13'2") x 2.54m (8'4")

Bedroom 3

3.89m (12'9") x 2.54m (8'4")

Bedroom 4

2.88m (9'5") x 1.98m (6'6")

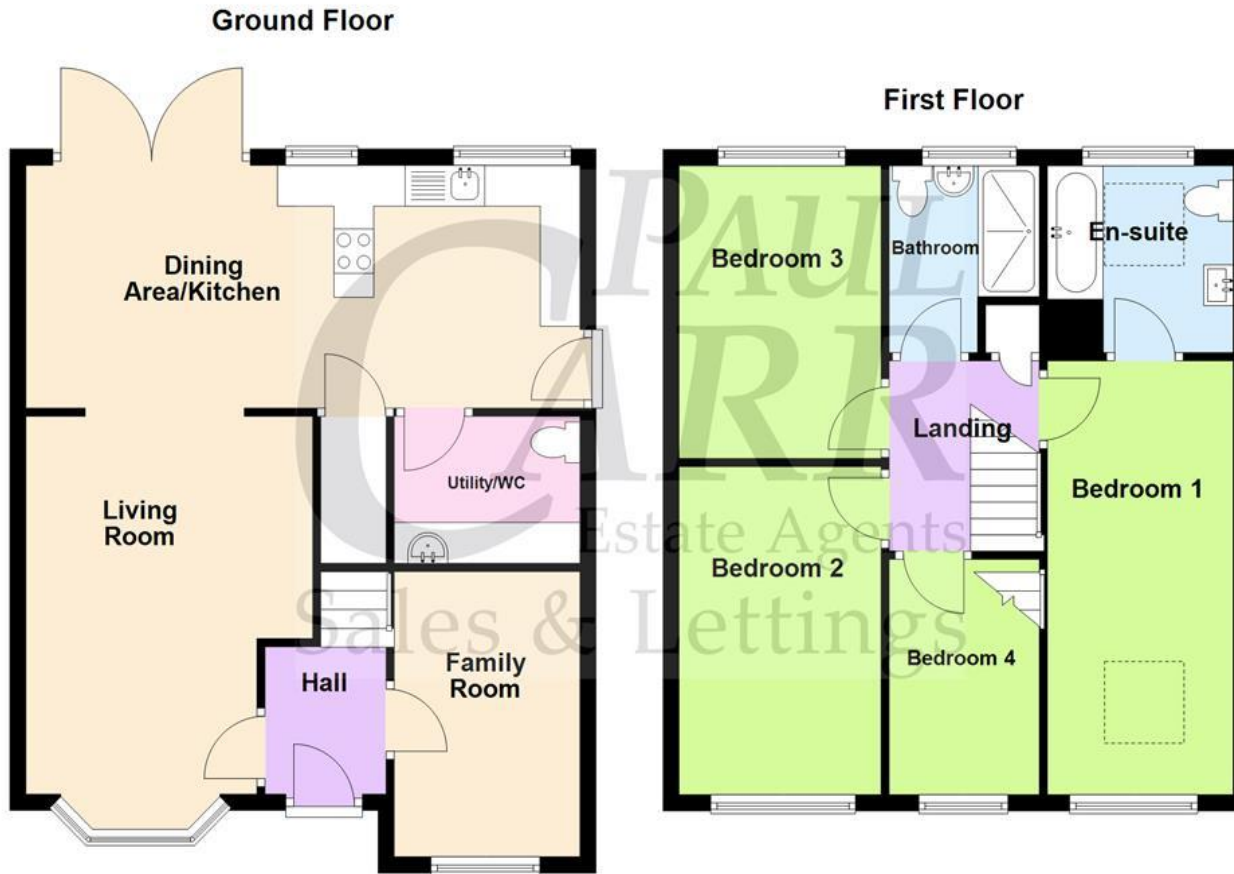
Bathroom





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.