



Briar
Tamworth, B77 4DZ

£245,000

Property Features

- Attractive two-bedroom detached bungalow
- Fitted kitchen, family bathroom and additional separate WC
- Generously proportioned main living room
- Generous garage providing excellent storage and parking
- Versatile second bedroom currently arranged as a dining room
- Block-paved driveway providing off-road parking
- Bedroom One complemented by a separate dressing room
- Beautifully established rear garden with mature planting
- Variety of established fruit trees within the rear garden
- Bright conservatory overlooking the rear garden

Full Description

This attractive two-bedroom detached bungalow offers a particularly versatile arrangement of accommodation, with generous living spaces, two well-proportioned bedrooms and the added benefit of a conservatory overlooking the rear garden. The property has a comfortable and welcoming feel throughout, with the substantial living room forming the main reception space and a separate dining room providing further flexibility, with the floorplan also allowing this room to serve as an additional bedroom if preferred.

Further highlights include a dedicated dressing room adjoining Bedroom One, a family bathroom, separate WC and an excellent garage providing valuable parking and storage space. Outside, the bungalow is complemented by established gardens to both the front and rear, with the rear garden being a particular highlight thanks to its mature planting and variety of established fruit trees.

THE FORE

The property occupies an established plot and is set comfortably back from the road behind an attractive front garden. A combination of lawn, mature shrubs and established planting creates a pleasant approach, while the bungalow's broad frontage and conservatory give the exterior plenty of character.

A substantial block-paved driveway provides convenient off-road parking and leads directly to the garage. The garage itself is particularly generous and provides excellent space for secure parking, storage, hobbies or general household equipment, adding considerably to the practicality of the property.

INTERNAL

An entrance porch provides a practical introduction to the home, with the accommodation opening into a spacious living room from the kitchen. This is an excellent main



reception space with generous proportions, plenty of room for a variety of furniture arrangements and a feature fireplace providing an attractive focal point. The kitchen sits conveniently alongside and offers a good range of fitted units and work surfaces, while a separate WC provides additional everyday convenience.

There are two bedrooms, with Bedroom One offering comfortable proportions and the particularly useful addition of a separate dressing room. Bedroom Two is currently arranged as a dining room, demonstrating the versatility of the layout and allowing the property to be adapted to suit individual requirements. A family bathroom serves the bedrooms, while the conservatory provides a further reception area overlooking the garden and creates an inviting place to sit and enjoy the surroundings throughout the year.

LIVING ROOM

11' 5" x 19' 2" (3.48m x 5.84m)

KITCHEN

8' 9" x 11' 9" (2.67m x 3.58m)

WC

3' x 4' 1" (0.91m x 1.24m)

BEDROOM ONE

11' 1" x 10' 9" (3.38m x 3.28m)

DRESSING ROOM

4' 9" x 6' (1.45m x 1.83m)

BEDROOM TWO/DINING ROOM

9' 6" x 12' 6" (2.9m x 3.81m)

CONSERVATORY

8' 6" x 12' 3" (2.59m x 3.73m)

BATHROOM

5' 9" x 8' 8" (1.75m x 2.64m)

EXTERNAL

The rear garden is a particularly appealing feature of the bungalow, offering a generous and established outdoor space filled with mature trees, shrubs and planting. Areas of lawn are complemented by established borders and pathways, creating different sections to explore and enjoy, while a paved seating area immediately outside the property provides an excellent setting for outdoor furniture, dining and



entertaining.

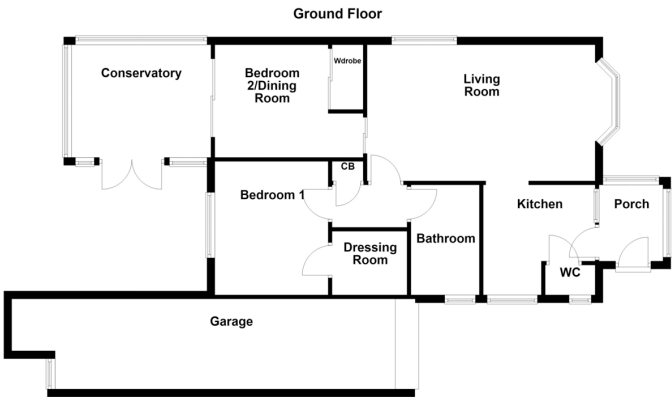
Of particular note is the variety of fruit trees established throughout the garden, adding both character and seasonal interest to the outdoor space and making it especially appealing to keen gardeners. Together with the abundance of mature greenery and colourful planting, these fruit trees help create a wonderfully traditional garden setting with plenty of scope for growing, relaxing and enjoying the outdoors.

GARAGE
7' 7" x 33' 1" (2.31m x 10.08m)

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		71 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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