



Southey Drive  
Tamworth, B79 8BQ

£340,000

# Property Features

- Modern three bedroom detached family home
- Spacious open plan living and dining room with dual aspect windows
- Contemporary fitted kitchen with ample worktop and storage space
- Principal bedroom with stylish en suite shower room
- Separate family bathroom and convenient downstairs WC
- Garage and private driveway providing off road parking
- Bright and neutral decor throughout
- Enclosed rear garden with patio seating area and lawn
- Useful storage cupboards on both floors
- Well presented throughout and ready to move into

## Full Description

This beautifully presented modern three-bedroom detached home offers spacious and thoughtfully designed accommodation arranged over two floors, perfectly suited to contemporary family living. Finished in a tasteful neutral palette throughout, the property boasts bright and airy interiors that create a warm and welcoming atmosphere from the moment you step inside. The well-proportioned layout has been carefully designed to maximise both comfort and practicality, providing versatile living spaces ideal for growing families, first-time buyers or those simply seeking additional room to work, relax and entertain.

Occupying a desirable position within a sought-after residential development, the home further benefits from off-road parking, an attached garage and a private enclosed rear garden offering an excellent degree of privacy. The outdoor space provides the perfect setting for summer gatherings, children's play or quiet evenings outdoors, while the overall presentation of the property allows prospective purchasers to move straight in and enjoy everything this stylish home has to offer.

### THE FORE

To the front of the property, a generous block-paved driveway provides ample off-road parking for multiple vehicles and leads directly to the integral garage, offering both convenience and practicality for modern family life. The attractive red brick façade, complemented by a neatly maintained frontage, enhances the home's kerb appeal and creates a warm and welcoming first impression from the outset.

A covered entrance porch shelters the main entrance and opens into a bright and inviting hallway, setting the tone for the well-presented accommodation throughout. From here, stairs rise elegantly to the first-floor landing, while the entrance space itself offers a welcoming introduction to the home's spacious and thoughtfully arranged interior.

### GROUND FLOOR

The ground floor accommodation is centred around a spacious open-plan living and dining area, thoughtfully designed to provide a versatile and sociable space for everyday living. Flooded with natural light from the rear-facing windows, the room enjoys a bright



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and airy atmosphere while offering ample space for both comfortable lounge furnishings and a family-sized dining table, making it ideal for relaxing, entertaining and family gatherings alike. The adjoining kitchen is fitted with a stylish range of modern wall and base units complemented by practical work surfaces, creating a functional yet attractive workspace with ample room for a variety of appliances. Completing the ground floor is a conveniently positioned downstairs WC along with an additional storage cupboard, enhancing the practicality and efficient layout of this well-appointed home.

#### OPEN PLAN LIVING/DINING ROOM

20' 6" x 12' 8" (6.25m x 3.86m)

#### KITCHEN

8' 4" x 12' 4" (2.54m x 3.76m)

#### WC

3' 1" x 5' 3" (0.94m x 1.6m)

#### FIRST FLOOR

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom, continuing the home's spacious and well-balanced layout. The principal bedroom benefits from fitted wardrobe space and a stylish modern en suite shower room, creating a comfortable and private retreat. The remaining bedrooms are equally versatile, offering flexible accommodation perfectly suited to children's rooms, guest bedrooms or a dedicated home office for those working remotely.

The family bathroom is fitted with a contemporary suite comprising a panelled bath, wash basin and WC, all finished in a clean and neutral style designed to complement a wide range of tastes. Bright, well-maintained and practical, the first-floor accommodation provides comfortable living space ideally suited to modern family life.

#### BEDROOM ONE

10' 6" x 13' 7" (3.2m x 4.14m)

#### BEDROOM ONE EN-SUITE

4' x 6' 3" (1.22m x 1.91m)

#### BEDROOM TWO

10' 6" x 12' 9" (3.2m x 3.89m)

#### BEDROOM THREE

9' 4" x 9' 7" (2.84m x 2.92m)

#### BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)

#### THE REAR



To the rear of the property is a private enclosed garden, thoughtfully designed to offer a low-maintenance outdoor space that can be enjoyed throughout the year. The garden features a paved patio seating area, perfect for outdoor dining, entertaining guests or simply relaxing during the warmer months, alongside a neatly maintained lawned section that provides additional space for children's play or gardening enthusiasts. Fenced boundaries enhance both privacy and security, creating a pleasant and secluded setting.

Further complementing the outdoor space is a useful garden shed, providing convenient additional storage for tools, bicycles and seasonal items. Combining practicality with a welcoming atmosphere, the rear garden serves as an ideal extension of the home for both everyday family living and social occasions.



## GARAGE

7' 9" x 16' 5" (2.36m x 5m)

## ANTI MONEY LAUNDERING

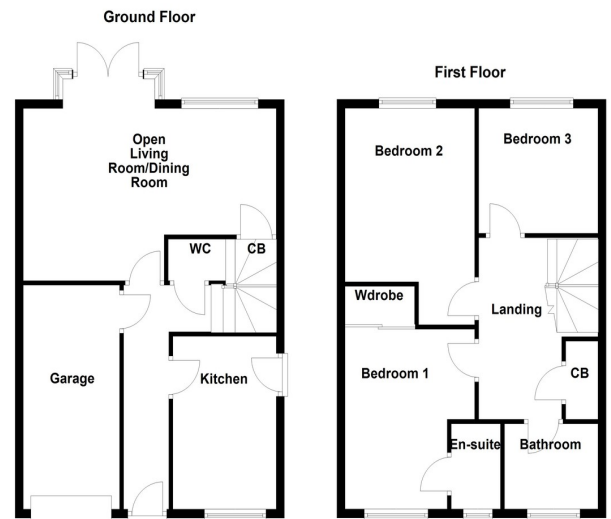
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		88 B
69-80	C	78 C	
55-68	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