



Austen Drive
Tamworth, B78 3FG

Offers Over £345,000

Property Features

- Well-presented three-bedroom detached family home
- Spacious and bright living room
- Modern kitchen/diner spanning the rear of the property
- Patio doors opening onto the rear garden
- Separate utility room for added convenience
- Ground floor WC
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Contemporary family bathroom
- Sought after area close to local amenities, schools and transport links

Full Description

This beautifully presented three-bedroom detached home offers thoughtfully designed, well-balanced accommodation that caters effortlessly to modern lifestyles. Ideal for families and first-time buyers alike, the property boasts a spacious and versatile layout enhanced by contemporary finishes throughout. Each room is filled with natural light, creating a bright and airy atmosphere that immediately feels welcoming, while the seamless flow between living spaces makes both everyday living and social gatherings feel effortless.

To the rear, a generous garden provides the perfect setting for outdoor relaxation, family activities, or entertaining guests during warmer months. Inside, the home combines practicality with style, offering comfortable living areas alongside well-proportioned bedrooms that provide a sense of calm and privacy. With its move-in-ready condition and carefully considered design, this home delivers both comfort and convenience in equal measure, making it an excellent choice for those looking to settle into a space that truly feels like home.

THE FORE

Situated in a pleasant residential setting, the property enjoys an attractive frontage with a neat lawn and pathway leading to the entrance. The home is well-positioned, offering a sense of space and privacy, with side access leading through to the rear garden.

The overall appearance is clean and modern, making an excellent first impression upon arrival.

GROUND FLOOR

The ground floor is accessed via a central entrance hall, providing a practical flow to the main living areas. The living room is a generous and comfortable space, filled with natural light and ideal for relaxing or hosting guests.



To the rear, the kitchen/diner spans the width of the property, offering a modern fitted kitchen with ample worktop and storage space, alongside a dedicated dining area. Patio doors open out onto the garden, creating a seamless connection to the outdoor space. The ground floor also benefits from a separate utility room, a convenient WC, and useful storage cupboards, enhancing the functionality of the home.

LIVING ROOM

10' 2" x 17' 8" (3.1m x 5.38m)

OPEN PLAN KITCHEN/DINER

9' 4" x 17' 8" (2.84m x 5.38m)

UTILITY ROOM

6' 1" x 5' 9" (1.85m x 1.75m)

WC

3' 3" x 4' 8" (0.99m x 1.42m)

FIRST FLOOR

Upstairs, the property offers three well-proportioned bedrooms, all thoughtfully arranged around a central landing. The principal bedroom benefits from its own en-suite shower room, providing added comfort and privacy. The remaining bedrooms are ideal for children, guests, or home office use and are served by a modern family bathroom. Additional storage cupboards on the landing further add to the practicality of the space.

BEDROOM ONE

13' 4" x 14' 2" (4.06m x 4.32m)

BEDROOM ONE EN-SUITE

5' 8" x 6' 2" (1.73m x 1.88m)

BEDROOM TWO

9' 6" x 11' (2.9m x 3.35m)

BEDROOM THREE

7' 4" x 8' 8" (2.24m x 2.64m)

BATHROOM

6' 5" x 5' 8" (1.96m x 1.73m)

THE REAR

The rear garden is a fantastic size and is mainly laid to lawn, offering plenty of space for families, outdoor entertaining, or



simply enjoying the warmer months. A patio area provides the perfect spot for seating or dining outdoors. The garden is enclosed and well-maintained, offering a safe and private environment, with side access adding further convenience.

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