



Lanchester Close
Tamworth, B79 8NG

£320,000

Property Features

- Three bed detached family home
- Open plan living room and dining area
- Modern fitted kitchen
- Separate utility room
- Bright and spacious conservatory
- Family bathroom to the first floor
- External garage access
- Driveway providing off road parking
- Enclosed rear garden with patio area
- Close to local amenities

Full Description

Situated within a highly sought-after residential area of Tamworth, this well-presented three-bedroom detached family home offers generous and thoughtfully arranged accommodation designed to suit modern family life. The heart of the home is the spacious open-plan living and dining area, a bright and welcoming space ideal for both everyday living and entertaining, with ample room for relaxation and family gatherings. The addition of a conservatory further enhances the ground floor, providing a versatile extra reception area that enjoys pleasant views over the garden and an abundance of natural light throughout the year.

THE FORE

The property is set back from the road with a driveway providing off road parking and access to the garage. The smart brick facade and private frontage create an attractive first impression.

GROUND FLOOR

Upon entering, the hallway provides access to the main living accommodation. The open plan living and dining room is bright and spacious, featuring a front aspect window and ample room for both lounge and dining furniture, making it perfect for everyday family life and entertaining. The modern fitted kitchen offers a range of wall and base units with generous worktop space and integrated appliances. A separate utility room provides additional storage and laundry space, with access to the side of the property. To the rear, the conservatory offers a versatile second sitting area overlooking the garden, flooding the space with natural light.

OPEN PLAN LIVING ROOM/DINING ROOM

23' 7" x 13' 2" (7.19m x 4.01m)



KITCHEN

10' 4" x 8' (3.15m x 2.44m)

UTILITY ROOM

10' 1" x 4' (3.07m x 1.22m)

CONSERVATORY

10' 6" x 9' 8" (3.2m x 2.95m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms arranged around a central landing. The main bedroom offers comfortable double proportions, while the remaining bedrooms provide flexibility for children, guests or home working. The family bathroom is fitted with a modern suite including bath with shower over, wash basin and WC.

BEDROOM ONE

12' 2" x 10' 1" (3.71m x 3.07m)

BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m)

BEDROOM THREE

9' 2" x 9' 2" (2.79m x 2.79m)

BATHROOM

8' 4" x 7' 8" (2.54m x 2.34m)

THE REAR

The enclosed rear garden features a paved patio area ideal for outdoor dining, leading onto a lawned garden bordered by fencing for privacy. This outdoor space is perfect for families and summer entertaining.

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.

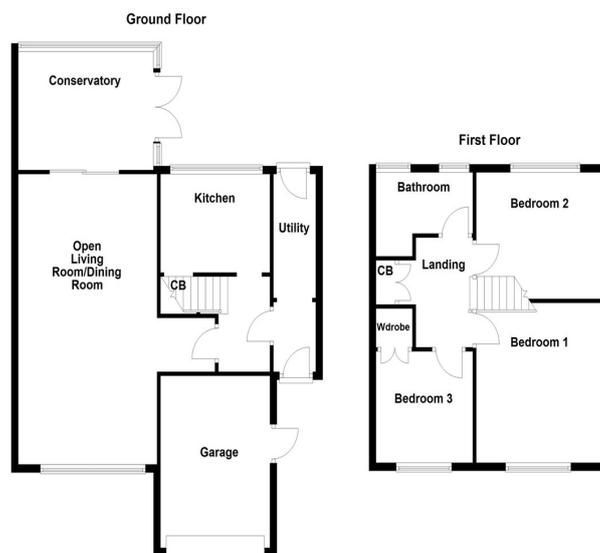
TENURE

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