



Manor Lane

Harlaston, Tamworth, B79 9JS

£260,000

Property Features

- Modern two bedroom mid terraced house
- Sought after village location on Manor Lane, Harlaston
- Spacious living room with French doors to the garden
- Contemporary kitchen/dining room
- Convenient ground floor WC
- Two generous double bedrooms
- Modern family bathroom
- Enclosed rear garden with patio and lawn and side access
- Allocated off road parking
- Countryside views to the rear and excellent access to Tamworth and Lichfield



Full Description

Situated on the desirable Manor Lane in the sought after village of Harlaston, this beautifully presented two bedroom mid terraced home offers stylish, modern accommodation that is ideal for first time buyers, professional couples or those looking to downsize. Positioned on a contemporary development with attractive open green spaces nearby, the property enjoys a peaceful setting whilst remaining conveniently placed for Tamworth, Lichfield and excellent commuter links.

Internally, the home has been thoughtfully maintained throughout, offering bright and welcoming living spaces finished in neutral décor. The accommodation comprises a spacious living room, a contemporary kitchen/dining room, a convenient ground floor WC, two generous double bedrooms and a modern family bathroom. Externally, the property benefits from a private rear garden, allocated off road parking and pleasant views towards surrounding countryside.

THE FORE

The property enjoys an attractive position within this modern residential development, boasting an appealing red brick facade and a neat frontage that creates an excellent first impression. A pathway leads to the entrance door, whilst the surrounding homes and open green spaces contribute to the welcoming feel of the development.

To the side of the property is allocated off road parking, providing convenient everyday practicality. The village setting offers a wonderful balance of countryside living whilst remaining within easy reach of nearby amenities, schools and transport connections.

GROUND FLOOR

Stepping inside, the welcoming entrance hall provides access to the principal ground floor accommodation together



with the useful guest WC and staircase rising to the first floor. The tasteful décor and abundance of natural light immediately create a bright and airy atmosphere throughout. The spacious living room offers an excellent space for both relaxing and entertaining, with French doors opening directly onto the rear garden and allowing plenty of natural light to fill the room. The modern kitchen/dining room is fitted with a range of contemporary units and integrated cooking appliances, whilst comfortably accommodating a dining table, making it an ideal social hub for everyday family life.

KITCHEN/DINER

8' 4" x 15' 9" (2.54m x 4.8m)

LIVING ROOM

15' 5" x 9' 7" (4.7m x 2.92m)

WC

3' 1" x 6' 1" (0.94m x 1.85m)

FIRST FLOOR

The first floor continues the impressive presentation found throughout the home. Bedroom one is a generous double room overlooking the rear garden and offers ample space for a full range of bedroom furniture, creating a comfortable principal suite.

Bedroom two is another well proportioned double bedroom, making it suitable as a guest room, child's bedroom or home office if required. Completing the accommodation is the contemporary family bathroom, fitted with a modern white suite including a bath with shower over, wash hand basin and WC, finished in a clean and neutral style.

BEDROOM ONE

15' 5" x 9' 3" (4.7m x 2.82m)

BEDROOM TWO

15' 6" x 9' 2" (4.72m x 2.79m)

BATHROOM

6' 8" x 8' 7" (2.03m x 2.62m)

THE REAR

The enclosed rear garden has been designed for ease of maintenance whilst still providing an enjoyable outdoor space. A paved patio creates the perfect seating and entertaining area, leading onto a lawn enclosed by timber fencing, offering a good degree of privacy.

Beyond the garden, attractive open countryside views



enhance the setting and provide a pleasant backdrop rarely found with modern developments. The outdoor space is ideal for relaxing, outdoor dining or enjoying time with family and friends.

The rear garden is also accessible via a side gate, which conveniently leads out to the allocated parking.

ANTI MONEY LAUNDERING

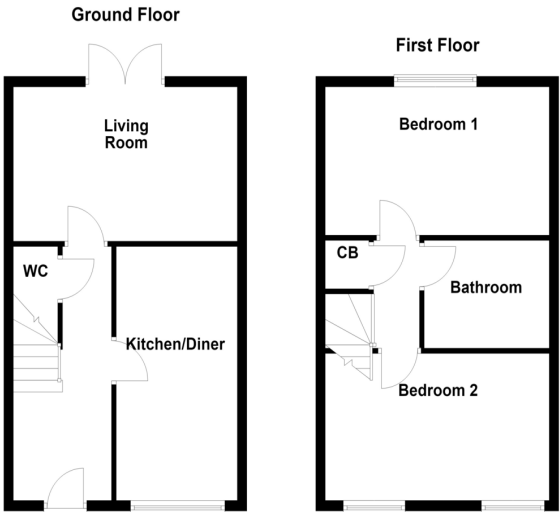
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		