



Tamworth Road  
Two Gates, Tamworth, B77 1EA

Offers Over £400,000

# Property Features

- Four bedroom detached family home
- Spacious dual aspect living room with feature fireplace
- Separate dining room ideal for formal entertaining
- Modern kitchen and breakfast room with garden access
- Useful utility room and ground floor WC
- Principal bedroom with en suite shower room
- Three further well proportioned bedrooms
- Detached garage and driveway parking
- Generous enclosed rear garden with patio and lawn access
- Well presented throughout with ample storage space

## Full Description

Occupying an attractive position within a sought after residential development, this impressive four bedroom detached home offers spacious and thoughtfully designed accommodation ideal for modern family living. Beautifully maintained throughout, the property combines elegant reception rooms with practical everyday spaces, creating a home that is both stylish and functional. The generous layout provides excellent versatility, with multiple reception areas, a spacious kitchen and breakfast room, four well proportioned bedrooms and extensive outdoor space. Finished in a neutral, contemporary style, this property presents an excellent opportunity for families seeking a spacious home with room to grow.

### THE FORE

Approached via a private driveway, the property enjoys an attractive frontage that immediately creates a welcoming first impression. The detached garage provides secure parking and additional storage, while the surrounding landscaped areas and well maintained boundaries enhance the property's kerb appeal. The home's distinctive brick facade and prominent corner position give it a commanding presence within the development. The entrance door opens into a bright and inviting hallway which sets the tone for the accommodation beyond. The hallway provides access to the principal reception rooms and essential ground floor facilities, while the staircase rises to the first floor, creating a practical and central focal point within the home.

### GROUND FLOOR

The spacious living room is a particularly impressive feature of the property, offering a bright and comfortable environment for everyday family life. Large windows allow natural light to flood the room throughout the day, while the attractive fireplace creates a focal point and adds warmth and character. The generous proportions provide ample space for a range of furniture arrangements, making it ideal for both relaxing evenings and entertaining guests.

The separate dining room offers a more formal setting for family meals and special occasions, with plenty of space for a substantial dining suite. Adjacent to this, the modern kitchen and breakfast



room has been designed with practicality in mind, featuring an extensive range of fitted units, generous worktop space and room for informal dining. French doors provide direct access to the rear garden, seamlessly connecting indoor and outdoor living during the warmer months. A useful utility room helps keep household tasks separate from the main living areas, while the ground floor WC adds further convenience for residents and visitors alike.

#### LIVING ROOM

11' 2" x 15' 8" (3.4m x 4.78m)

#### DINING ROOM

9' 1" x 9' (2.77m x 2.74m)

#### KITCHEN/BREAKFAST ROOM

14' 5" x 10' 8" (4.39m x 3.25m)

#### UTILITY ROOM

9' 1" x 5' 6" (2.77m x 1.68m)

#### WC

4' 5" x 5' 7" (1.35m x 1.7m)

#### FIRST FLOOR

The first floor accommodation is arranged around a spacious central landing, providing access to four well proportioned bedrooms and the family bathroom. The principal bedroom is a particularly generous space, offering excellent room for bedroom furniture and benefiting from a private en suite shower room. This creates a comfortable retreat away from the main living areas and enhances the practicality of the home for family living. The remaining three bedrooms are all of good size and offer excellent flexibility to suit a variety of needs. Whether utilised as children's bedrooms, guest accommodation, dressing rooms or dedicated home offices, each room provides bright and comfortable living space. The family bathroom is fitted with a contemporary suite and serves the additional bedrooms, completing the first floor accommodation to a high standard.

#### BEDROOM ONE

11' 4" x 15' 9" (3.45m x 4.8m)

#### BEDROOM ONE EN-SUITE

4' 2" x 7' 8" (1.27m x 2.34m)

#### BEDROOM TWO

10' 4" x 12' 6" (3.15m x 3.81m)

#### BEDROOM THREE

7' 9" x 9' 3" (2.36m x 2.82m)



## BEDROOM FOUR

8' 4" x 9' 2" (2.54m x 2.79m)

## BATHROOM

7' 2" x 6' (2.18m x 1.83m)

## THE REAR

The rear garden is a standout feature of the property, offering a generous and private outdoor space that is perfectly suited to both relaxation and entertaining. A substantial paved patio extends directly from the house, creating an ideal area for outdoor dining, summer gatherings and family barbecues. The layout allows for a seamless transition from the kitchen and breakfast room, making the space particularly enjoyable during the warmer months. Beyond the patio lies a large lawned garden which provides plenty of room for children to play, gardening enthusiasts to enjoy or simply for relaxing outdoors. Enclosed by fencing and enjoying an open outlook, the garden offers a good degree of privacy while remaining easy to maintain. Combined with the detached garage and spacious driveway, the outdoor space further enhances the appeal of this impressive family home.

## GARAGE

8' 9" x 17' 7" (2.67m x 5.36m)

## ANTI MONEY LAUNDERING

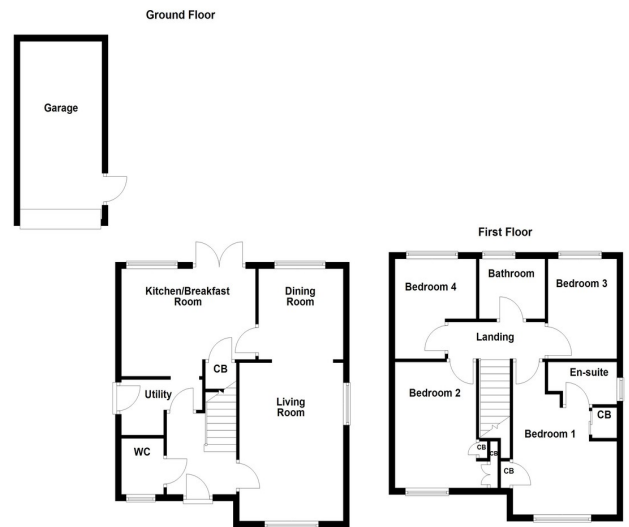
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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	83 B	
69-80	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