



Swallowfield  
Tamworth, B79 7SG

(Offers Over) £320,000

# Property Features

- Spacious three-bedroom home
- Bright and airy front living room
- Kitchen/diner to the rear of the property
- Three spacious bedrooms
- Modern family bathroom
- Generous rear garden
- Custom built summerhouse with WC
- Plenty of room for personalisation
- Ideal for first time buyers
- Close to local amenities

## Full Description

Situated within a highly sought-after residential area of Tamworth, this attractive and versatile three-bedroom home offers spacious, well-balanced accommodation arranged over two floors, perfectly suited to modern family living. Thoughtfully designed to combine comfort and practicality, the property provides generous living space with a layout that flows naturally from room to room.

Boasting a spacious living room, an impressive open-plan kitchen/diner, and a generous rear garden complete with a beautiful summerhouse, this home caters effortlessly to both everyday life and social occasions. Ideal for growing families or buyers seeking flexible living and working space, the property presents an excellent opportunity in a desirable and well-connected location.

### THE FORE

The property is approached via a smart and well-maintained frontage, creating an immediate sense of kerb appeal. A welcoming entrance door opens into a bright and inviting entrance hall, setting the tone for the well-presented interiors beyond. The surrounding area is well-established and popular, known for its family-friendly atmosphere and convenient access to local amenities.

The front aspect enjoys a pleasant outlook across this desirable residential setting, offering both privacy and a sense of community. The neat exterior presentation reflects the care and attention given throughout the home.

### GROUND FLOOR

The entrance hall provides access to the principal living areas, along with a staircase rising to the first floor. Positioned at the front of the property, the comfortable living room offers a warm and relaxing environment, ideal for unwinding at the end of the day or entertaining guests in a cosy yet spacious setting.



To the rear, the open-plan kitchen and dining area forms the heart of the home. Designed with modern family life in mind, this space provides room for dining, cooking, and socialising. Doors open directly onto the garden, allowing natural light to flood the room and creating a seamless connection between indoor and outdoor living during the warmer months.

#### LIVING ROOM

14' 8" x 10' 9" (4.47m x 3.28m)

#### OPEN PLAN KITCHEN/DINER

14' 2" x 8' 4" (4.32m x 2.54m)

#### FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, all accessed from a central landing that enhances the sense of space and practicality. Each bedroom offers comfortable accommodation, whether utilised as sleeping quarters for family members, a welcoming guest room, or a dedicated home office to suit today's flexible lifestyles.

Completing the upstairs accommodation is a modern family bathroom, finished to a contemporary standard with quality fixtures and fittings. Stylish and functional, it provides a relaxing space designed to meet the needs of a busy household.

#### BEDROOM ONE

13' 6" x 8' (4.11m x 2.44m)

#### BEDROOM TWO

9' 9" x 7' 9" (2.97m x 2.36m)

#### BEDROOM THREE

8' 9" x 5' 9" (2.67m x 1.75m)

#### BATHROOM

5' 9" x 5' 4" (1.75m x 1.63m)

#### THE REAR

To the rear of the property lies a private and enclosed garden, thoughtfully arranged to offer both patio seating and a well-maintained lawn area. This outdoor space is perfectly suited to al fresco dining, children's play, and summer entertaining, while maintaining a good degree of privacy. A particular highlight of the garden is the beautiful and spacious summerhouse, currently configured as a fully functional home gym. This highly versatile addition also benefits from its own WC, making it suitable for a wide range



of alternative uses such as a home office, studio, or relaxation space, depending on the new owner's needs.

#### SUMMERHOUSE

15' 1" x 11' 1" (4.6m x 3.38m)

#### SUMMERHOUSE WC

5' 3" x 3' 8" (1.6m x 1.12m)

#### ANTI MONEY LAUNDERING

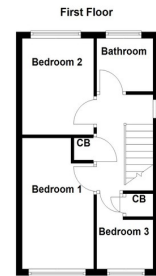
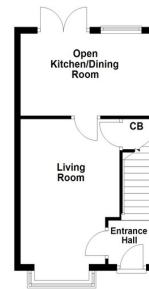
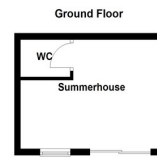
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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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