



Collins Grove
, Tamworth, B78 3BW

£399,950

Property Features

- Three bedroom detached home
- Well presented throughout
- Spacious living room
- Open plan kitchen diner
- Ground floor WC and storage
- Principal bedroom with en-suite and dressing area
- Modern family bathroom
- Detached garage
- Enclosed rear garden with patio and lawn
- Close to local amenities

Full Description

This attractive and spacious three bedroom Detached home offers well planned accommodation throughout, ideal for modern family living. The property is presented to a high standard, with a generous living room and an impressive open plan kitchen diner forming the heart of the home, creating a bright and sociable environment.

Situated within a well regarded residential development, the home benefits from a detached garage and driveway parking, along with a thoughtfully designed rear garden. With an en suite to the principal bedroom and a balanced internal layout, the property combines comfort, practicality, and style in equal measure.

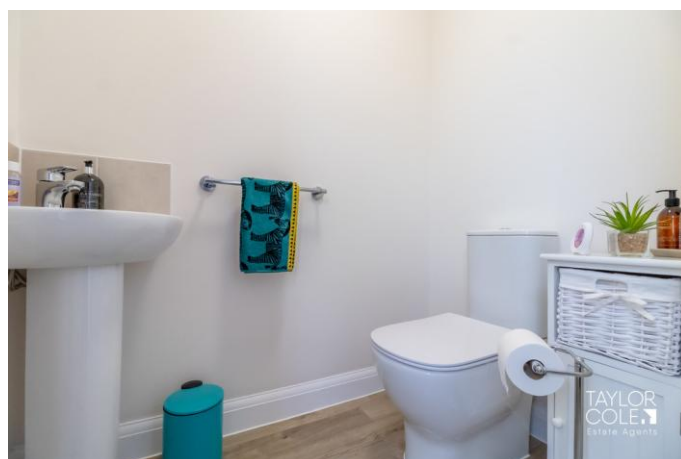
THE FORE

To the front, the property enjoys a pleasant position with a driveway providing off road parking and access leading to the detached garage. The frontage is neat and well maintained, enhancing the overall kerb appeal of the home. The surrounding area is similarly well presented, with a sense of space and a welcoming residential setting, making it ideal for families and those seeking a quieter environment.

GROUND FLOOR

The ground floor opens into a welcoming entrance hall, providing access to a convenient WC and useful storage cupboards. The living room is particularly spacious and filled with natural light, offering an excellent space for relaxing or entertaining guests.

To the rear, the kitchen diner is a standout feature of the home, offering a generous open plan layout with ample room for both cooking and dining. The space is well fitted with modern units and benefits from direct access to the garden, making it ideal for everyday living and social occasions.



LIVING ROOM

14' x 14' 2" (4.27m x 4.32m)

OPEN PLAN KITCHEN/DINING ROOM

13' 1" x 18' 3" (3.99m x 5.56m)

WC

3' 5" x 5' 3" (1.04m x 1.6m)

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, adding a touch of convenience and privacy.

The remaining bedrooms are served by a modern family bathroom, while additional storage cupboards on the landing provide further practicality. Each room is bright and well presented, making the upper floor both functional and comfortable.

BEDROOM ONE

14' x 11' 5" (4.27m x 3.48m)

BEDROOM ONE EN-SUITE

4' 4" x 7' (1.32m x 2.13m)

BEDROOM TWO

12' 8" x 9' 7" (3.86m x 2.92m)

BEDROOM THREE

8' x 7' 5" (2.44m x 2.26m)

BATHROOM

7' x 6' 1" (2.13m x 1.85m)

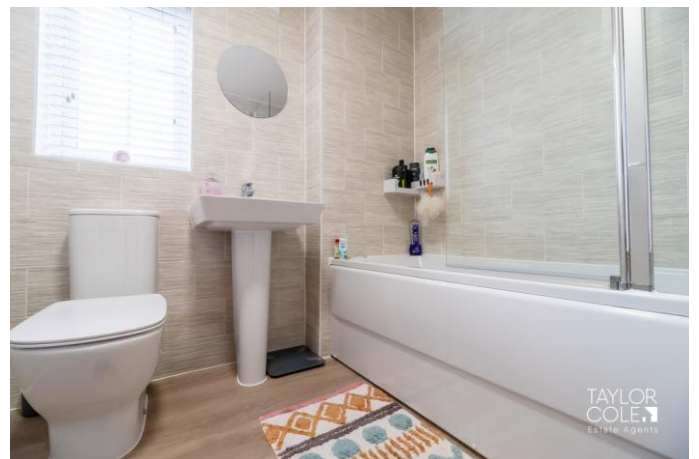
THE REAR

The rear garden is well maintained and designed for ease of use, featuring a combination of lawn and patio areas. This provides a versatile outdoor space, perfect for relaxing, entertaining, or family activities.

The garden is enclosed, offering a good degree of privacy, and there is convenient access to the detached garage, enhancing the overall usability of the outdoor space.

GARAGE

9' 9" x 20' 7" (2.97m x 6.27m)



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