



**Browsholme**  
Tamworth, B79 7TY

**£310,000**

# Property Features

- Three bedroom detached family home
- Spacious and bright living room ideal for relaxing and entertaining
- Well appointed kitchen with ample storage and worktop space
- Ground floor WC for added convenience
- Three well proportioned bedrooms on the first floor
- Family bathroom with neutral suite
- Private driveway providing off road parking
- Garage offering storage or conversion potential
- Generous rear garden with lawn and patio areas
- No upward chain

## Full Description

Set within a highly sought after area of Tamworth, this well proportioned three bedroom detached home offers spacious and versatile accommodation, ideal for growing families seeking both comfort and practicality. The property benefits from a generous layout, a private driveway and garage, and a beautifully maintained rear garden, making it a well rounded home suited to modern living.

With a large living area, separate kitchen, and three generously sized bedrooms, the property provides ample space throughout. Its detached position enhances privacy, while the overall layout offers excellent potential for personalisation or future extension, subject to the necessary permissions.

### THE FORE

To the front, the property boasts a detached facade with a large driveway leading to a garage, providing ample off road parking. The front garden is neatly presented, with a lawned area and pathway creating a welcoming approach to the entrance.

Set within a quiet residential setting, the home enjoys a sense of space and curb appeal, with surrounding greenery and neighbouring properties of a similar style adding to the overall appeal.

### GROUND FLOOR

Upon entering, you are welcomed by a bright entrance hallway with access to the main living areas and staircase. The living room is generously sized, offering a comfortable and inviting space for relaxation, with natural light enhancing the room's warm and homely feel.

To the rear, the kitchen is well laid out with a range of fitted units and ample worktop space. There is convenient access to a ground floor WC. The layout provides a functional flow, ideal for everyday family living.



## LIVING ROOM

11' 3" x 18' 3" (3.43m x 5.56m)

## KITCHEN

10' 8" x 7' 5" (3.25m x 2.26m)

## WC

2' 6" x 5' 5" (0.76m x 1.65m)

## FIRST FLOOR

The first floor comprises three well proportioned bedrooms, each offering flexibility for use as sleeping accommodation, a home office, or guest space. The principal bedroom is particularly spacious, while the remaining two rooms are ideal for family living.

A family bathroom serves this level, fitted with a bath and complementary fixtures, finished in a neutral style. The layout is practical and well suited to a range of household needs.

## BEDROOM ONE

8' 3" x 11' 8" (2.51m x 3.56m)

## BEDROOM TWO

8' 5" x 9' 6" (2.57m x 2.9m)

## BEDROOM THREE

6' 7" x 7' 8" (2.01m x 2.34m)

## BATHROOM

7' 8" x 5' 5" (2.34m x 1.65m)

## THE REAR

To the rear, the property features a generous and well maintained garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. The garden is enclosed by mature planting and fencing, providing a good degree of privacy.

This outdoor space offers excellent potential for families, gardening enthusiasts, or those simply looking to enjoy a peaceful setting. The combination of lawn and patio creates a versatile and attractive extension of the home's living space. The rear garden also offers access to the generously sized garage, which is perfect for storage or additional parking

## GARAGE

8' 2" x 16' 6" (2.49m x 5.03m)



## ANTI MONEY LAUNDERING

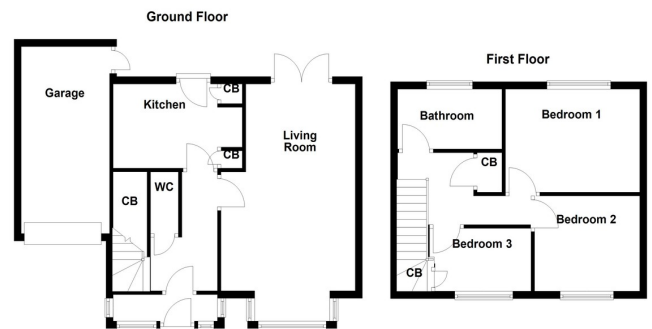
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		
81-91	B		85 B
69-80	C		
55-68	D	65 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