



Fontenaye Road
Tamworth, B79 8JU

£415,000

Property Features

- Four bedroom detached home
- Incredible open plan kitchen/diner/family room
- Bay-fronted living room
- Ground floor bedroom with exceptional en-suite shower room
- Utility room and downstairs WC
- Three first floor bedrooms
- Generously sized modern family bathroom
- Landscaped rear garden with summer house
- Driveway with off-road parking
- Close to local amenities

Full Description

This impressive four bedroom detached family home offers spacious and versatile accommodation throughout, combining stylish modern presentation with generous living space ideally suited to contemporary family life. Positioned within a sought-after residential location, the property benefits from a substantial open-plan kitchen and dining area, multiple reception spaces, four well-proportioned bedrooms, and a beautifully maintained garden to the rear.

The home has been thoughtfully arranged to provide a practical yet welcoming layout, with bright interiors, ample storage throughout, and quality fixtures and fittings. The combination of spacious ground floor living accommodation and attractive outdoor entertaining space makes this an ideal purchase for growing families seeking both comfort and functionality.

THE FORE

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles, alongside an attractive front elevation that creates an excellent first impression. A neatly maintained frontage with mature stone edging and surrounding homes of similar quality further enhances the setting, while the detached position offers a pleasing sense of space and privacy. Entering through the front door, the welcoming entrance hallway immediately showcases the home's bright and inviting atmosphere, with tasteful decor, wood flooring, and staircase access to the first floor. Useful built-in storage cupboards provide practicality for everyday family living, while internal doors lead through to the principal reception rooms.

GROUND FLOOR

The spacious living room is beautifully presented and enjoys a large bay window overlooking the front aspect, allowing plenty of natural light to flood the room. A focal fireplace creates a warm and comfortable environment ideal for relaxing or entertaining, while the generous proportions allow for a variety of furniture arrangements. To the rear of the property is the outstanding open-plan kitchen, dining, and family area, undoubtedly forming the heart of the home. This impressive space features an extensive range of modern fitted units, integrated appliances, central island seating, skylights, and



ample dining and lounge space, all complemented by large rear windows and bi-fold style doors overlooking the garden. The layout is perfectly suited to modern family living and entertaining. Completing the ground floor is a versatile fourth bedroom with adjoining en-suite shower room, ideal for guests, older relatives, or independent living arrangements, alongside a separate utility room and convenient ground floor WC.

LIVING ROOM

11' 8" x 14' 2" (3.56m x 4.32m)

BEDROOM FOUR

7' 4" x 19' 5" (2.24m x 5.92m)

BEDROOM FOUR EN-SUITE

7' 4" x 6' 7" (2.24m x 2.01m)

OPEN PLAN KITCHEN/DINER

17' 5" x 21' 1" (5.31m x 6.43m)

UTILITY ROOM

7' 4" x 6' 4" (2.24m x 1.93m)

WC

3' 5" x 7' 3" (1.04m x 2.21m)

FIRST FLOOR

The first floor landing provides access to three well-proportioned bedrooms and the family bathroom, with built-in storage cupboards adding further practicality. The principal bedroom is particularly spacious and benefits from fitted wardrobes, creating excellent storage while maintaining a bright and airy feel. Bedroom two is another generous double room overlooking the rear aspect, while bedroom three offers comfortable accommodation suitable as a child's bedroom, guest room, or home office.

The family bathroom has been fitted with a modern white suite comprising bath, wash basin, WC, and complementary tiling. Throughout the first floor, the property continues to showcase tasteful decor, neutral finishes, and excellent natural light, ensuring the accommodation is ready for immediate occupation.

BEDROOM ONE

11' 4" x 11' 6" (3.45m x 3.51m)

BEDROOM TWO

10' 5" x 9' 8" (3.18m x 2.95m)

BEDROOM THREE

6' 9" x 8' (2.06m x 2.44m)

BATHROOM



8' 3" x 5' 4" (2.51m x 1.63m)

THE REAR

The rear garden has been thoughtfully landscaped to create a beautiful and highly usable outdoor space, featuring multiple patio seating areas, decorative planting beds, and established borders filled with mature shrubs and flowers. The carefully designed layout provides a wonderful setting for outdoor dining, entertaining, or simply relaxing throughout the warmer months, while the generous plot allows plenty of room for families to enjoy.

To the rear of the garden is a substantial summer house with power connected, along with an additional seating area, further enhancing the versatility of the outdoor space. The lawned section, paved pathways, and raised planting areas combine to create an attractive low-maintenance environment with a high degree of privacy, making this an excellent extension of the living accommodation both visually and practically.



SUMMERHOUSE

9' 2" x 15' 8" (2.79m x 4.78m)

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	94 A	99 A
81-91	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