



Fitzwilliam Place
Tamworth, B78 3BZ

£365,000

Property Features

- Modern three bedroom detached home
- Sought after area
- Conveniently close to Ventura Retail Park
- Spacious dual aspect living room
- Open plan kitchen and dining room with French doors to the garden
- Separate utility room and ground floor WC
- Principal bedroom with en-suite shower room
- Additional strip of land for streetside parking
- Enclosed rear garden with patio seating area
- Detached garage and private driveway providing off road parking

Full Description

Situated within the sought after Fitzwilliam Place and conveniently positioned close to Ventura Retail Park, this modern three bedroom detached home offers well balanced accommodation suited to a range of buyers, including families and professionals. The property enjoys a generous open plan kitchen and dining space, a spacious living room, three well proportioned bedrooms, an en-suite to the principal bedroom, a separate family bathroom, and the practical addition of a utility room and ground floor WC. Externally, the home benefits from an enclosed rear garden with a patio seating area, a detached garage and a driveway providing off road parking. The attractive red brick exterior and corner style positioning give the property an appealing kerb presence within this established residential development.

THE FORE

Upon approach, you are greeted with a neatly maintained front and side garden adding to its attractive appearance. The surrounding homes are similarly styled, creating a smart and welcoming streetscape. The detached garage sits to the rear of the property, providing useful storage or secure parking, while the driveway offers additional off road parking for multiple vehicles.

To the right of the property is an additional strip of land that can be used for streetside parking if needed.

GROUND FLOOR

An entrance hall provides access to the principal ground floor accommodation, with stairs rising to the first floor and a useful cupboard which sits under the stairs and is accessible via the utility room. A conveniently positioned guest WC completes the welcoming entrance space.



The living room is well proportioned and enjoys dual aspect windows that allow plenty of natural light to fill the room, creating a bright and comfortable setting for everyday living. Neutral decor and generous floor space provide flexibility for a variety of furniture layouts.

To the rear, the spacious kitchen and dining room forms the heart of the home, featuring a range of fitted units with ample worktop space and room for a family dining table. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces. A separate utility room offers additional storage and appliance space, together with external access.

LIVING ROOM

10' 5" x 17' 8" (3.18m x 5.38m)

KITCHEN/DINER

9' 4" x 17' 8" (2.84m x 5.38m)

UTILITY ROOM

5' 6" x 6' 1" (1.68m x 1.85m)

WC

3' 1" x 4' 8" (0.94m x 1.42m)

FIRST FLOOR

The first floor landing provides access to all three bedrooms, the family bathroom and a cupboard.

The principal bedroom is a generous double and benefits from its own en-suite shower room. Bedroom two is another comfortable double room with additional storage space, while bedroom three is a well-proportioned bedroom, comfortably accommodating a small double bed along with additional furniture, making it ideal as a guest bedroom, children's room or home office if required.

The family bathroom is fitted with a modern white suite comprising a bath, shower, wash hand basin and WC, serving the remaining bedrooms.

BEDROOM ONE

14' 2" x 13' 2" (4.32m x 4.01m)

BEDROOM ONE EN-SUITE

5' 9" x 5' 7" (1.75m x 1.7m)

BEDROOM TWO

9' 7" x 10' 8" (2.92m x 3.25m)



BEDROOM THREE
7' 4" x 8' 9" (2.24m x 2.67m)

BATHROOM
6' 6" x 5' 5" (1.98m x 1.65m)

THE REAR
The enclosed rear garden is mainly laid to lawn with a paved patio providing an ideal space for outdoor dining and entertaining. The garden offers a pleasant balance of lawn and seating areas, making it suitable for both families and those who enjoy spending time outdoors.
A sizeable log cabin is accessible via the rear garden, which can be utilised as a home office, a bar, a gym or extra storage.
Access to a detached garage completes the rear garden, providing practical storage and convenient off road parking.

GARAGE
10' 3" x 21' (3.12m x 6.4m)

LOG CABIN
7' 7" x 9' 6" (2.31m x 2.9m)

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
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		