



Briar
Tamworth, B77 4DY

£264,000

Property Features

- Well presented three bedroom link detached family home
- Spacious living room with bay window and feature fireplace
- Separate dining room with views over the rear garden
- Modern fitted kitchen with adjoining utility room
- Garage providing storage or parking
- Three well proportioned bedrooms
- Family bathroom to the first floor
- Generous rear garden mainly laid to lawn with patio area
- Driveway providing off road parking
- No Chain



Full Description

This well presented three bedroom link detached property offers comfortable and well proportioned accommodation across two floors, making it an ideal home for families or those seeking additional living space. The property benefits from a spacious living room, a separate dining room overlooking the rear garden, and a modern fitted kitchen complemented by a useful utility room.

Externally the home enjoys driveway parking to the front, a garage providing valuable storage or potential for further use, and a generous enclosed rear garden. The combination of practical living spaces and outdoor areas makes this a well balanced and attractive home.

THE FORE

The property is approached via a paved driveway which provides off road parking and leads to the garage. The frontage is neatly presented and offers a welcoming approach to the home.

The main entrance opens into a hallway which provides access to the principal ground floor rooms and staircase to the first floor.

GROUND FLOOR

The ground floor accommodation is well arranged to provide comfortable and functional living spaces. The living room is positioned to the front of the property and benefits from a bay window allowing plenty of natural light to fill the room, while a feature fireplace creates an attractive focal point.

To the rear of the property is the dining room which overlooks the garden and provides a pleasant setting for family meals or entertaining guests. The kitchen is fitted with a range of modern wall and base units offering ample storage and worktop space. Leading from the kitchen is a useful utility room which provides additional space for appliances and storage, along with access to the rear of the



property and the garage.

LIVING ROOM

13' 7" x 11' 3" (4.14m x 3.43m)

DINING ROOM

9' 9" x 7' 5" (2.97m x 2.26m)

KITCHEN

9' 8" x 6' 6" (2.95m x 1.98m)

UTILITY ROOM

13' 1" x 7' 4" (3.99m x 2.24m)

FIRST FLOOR

The first floor landing provides access to three well proportioned bedrooms and the family bathroom, along with useful built in storage cupboards.

The principal bedroom is a comfortable double room positioned to the front of the property, while bedroom two is another spacious double room. Bedroom three offers flexible accommodation and could serve as a child's bedroom, guest room, or home office. The family bathroom is fitted with a bath, wash basin and WC, providing practical facilities for the household.

BEDROOM ONE

12' 5" x 8' 4" (3.78m x 2.54m)

BEDROOM TWO

8' 7" x 8' 4" (2.62m x 2.54m)

BEDROOM THREE

8' 6" x 5' 8" (2.59m x 1.73m)

BATHROOM

6' 3" x 5' 5" (1.91m x 1.65m)

THE REAR

The rear garden is generous in size and provides an excellent outdoor space for both relaxation and family activities. A paved patio area sits directly behind the property and offers an ideal spot for outdoor seating and dining.

Beyond the patio the garden is mainly laid to lawn and bordered by fencing, creating a secure and private environment. The space provides plenty of room for children to play, gardening enthusiasts, or further landscaping if desired.



GARAGE

10' 3" x 7' 6" (3.12m x 2.29m)

ANTI MONEY LAUNDERING

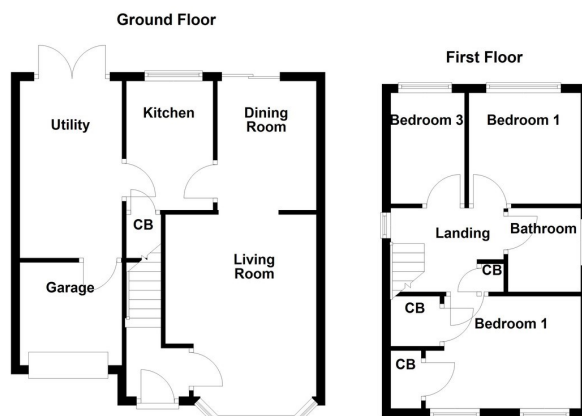
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	70 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