



Seaton
Tamworth, B77 2NP

Offers Over £299,950

Property Features

- Extended four bedroom family home
- Immaculate open plan kitchen/dining room
- Converted garage suitable for a fourth bedroom or home office
- Sizeable living room to rear with direct access to garden
- Fully fitted shower room to ground floor, allowing ground floor living if needed
- Three additional bedrooms to the first floor
- Bedroom one with additional space for potential en-suite
- Generously sized bedrooms
- Large rear garden
- Close to local amenities

Full Description

This beautifully extended and immaculately presented four bedroom family home offers an exceptional standard of modern living, combining generous proportions with a stylish and contemporary finish throughout. The property has been thoughtfully enhanced to create a superb open plan kitchen and dining space, perfectly suited to both everyday family life and entertaining, while also offering the flexibility of ground floor living with an additional bedroom and shower room.

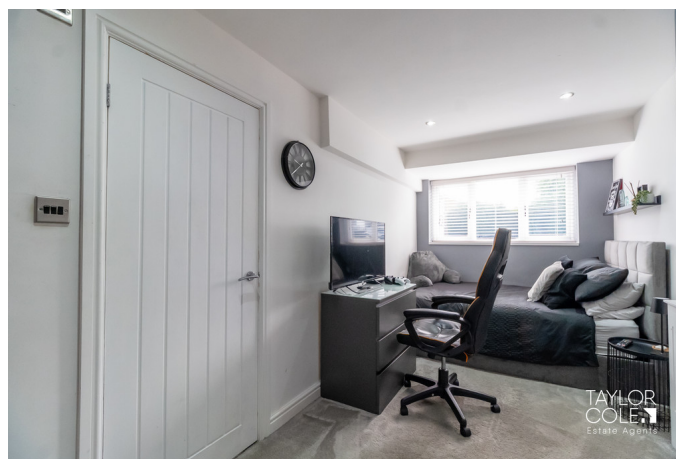
Positioned within a desirable residential setting, the home further benefits from a spacious rear garden and a high quality interior finish, making it a turnkey property ready to move straight into. With well balanced accommodation across both floors, this is an ideal home for growing families seeking both comfort and versatility.

THE FORE

The property is set back from the road with a driveway providing ample off road parking, offering both practicality and convenience. The frontage is smart and well maintained, presenting an attractive first impression. The entrance leads into a welcoming hallway, setting the tone for the modern and well appointed accommodation found throughout the home.

GROUND FLOOR

The ground floor has been thoughtfully designed to create a seamless and sociable living environment. The impressive open plan kitchen and dining room forms the heart of the home, featuring a contemporary fitted kitchen with sleek units, integrated appliances, and generous worktop space. The dining area is enhanced by ample natural light and direct access to the garden, making it ideal for entertaining. To the rear, the living room offers a separate and comfortable retreat, complete with a modern feature



fireplace. In addition, there is a versatile fourth bedroom on this level, which could also serve as a home office or snug, complemented by a stylish ground floor shower room, allowing for the possibility of single level living if required.

LIVING ROOM

12' 6" x 15' 3" (3.81m x 4.65m)

OPEN PLAN DINING ROOM/KITCHEN

10' 2" x 32' 4" (3.1m x 9.86m)

SHOWER ROOM

6' 9" x 6' 4" (2.06m x 1.93m)

BEDROOM FOUR

7' 4" x 16' 3" (2.24m x 4.95m)

FIRST FLOOR

Upstairs, the property continues to impress with three well proportioned bedrooms. The principal bedroom is spacious and benefits from its own additional room, fit with plumbing, making it suitable for a potential en-suite.

The remaining bedrooms are ideal for family members or guests, all offering good natural light and flexibility of use. A modern family bathroom serves the additional bedrooms, while a built in storage cupboard from the bathroom enhances practicality.

BEDROOM ONE

12' 4" x 15' 2" (3.76m x 4.62m)

BEDROOM ONE EN-SUITE

4' 2" x 6' 8" (1.27m x 2.03m)

BEDROOM THREE

6' 6" x 11' (1.98m x 3.35m)

BEDROOM TWO

8' 4" x 11' (2.54m x 3.35m)

BATHROOM

6' 9" x 5' 9" (2.06m x 1.75m)

THE REAR

The rear garden is a standout feature of the property, offering a generous and well maintained outdoor space. A large patio area provides the perfect setting for outdoor dining and entertaining, while the lawn offers ample room for children to play or for keen gardeners to enjoy.



The garden is fully enclosed, providing a safe and private environment, and benefits from a pleasant outlook, making it an ideal extension of the living space during warmer months.

ANTI MONEY LAUNDERING

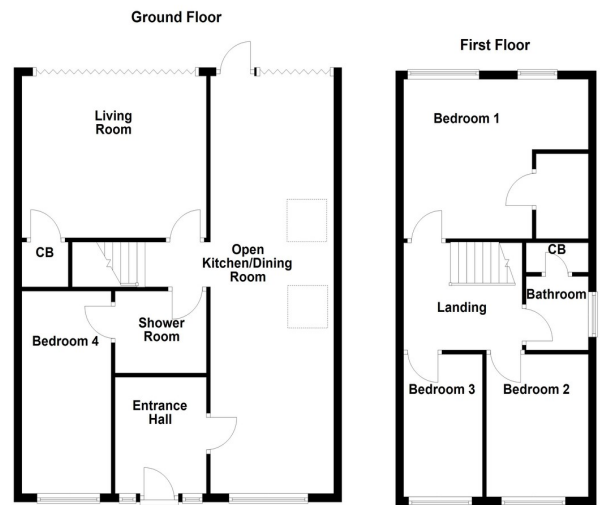
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C		
55-68	D	63 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