



Swallowfield  
Tamworth, B79 7SG

Offers In Region Of £350,000



# Property Features

- Well-presented four-bedroom family home
- Spacious open-plan kitchen/dining room
- Separate living room with generous proportions
- Versatile playroom / additional reception room
- Utility room and ground floor WC
- Four well-sized bedrooms arranged over the first floor
- Modern family bathroom
- Ample built-in storage throughout
- Enclosed rear garden with patio and lawn areas
- Located in a popular residential area ideal for families

## Full Description

This attractive and versatile four-bedroom home offers spacious accommodation arranged over two floors, ideal for modern family living. With multiple reception spaces, a large open-plan kitchen/diner, and a generous rear garden, the property is well suited to growing families or those needing flexible living space.

### THE FORE

The property is approached via a smart frontage with an entrance door leading into a welcoming entrance hall. The front aspect provides a pleasant outlook within a well-established residential setting.

### GROUND FLOOR

The entrance hall gives access to the main living areas and staircase to the first floor. To the front is a comfortable living room, ideal for relaxing and entertaining.

To the rear, the home opens up into a spacious open-plan kitchen/dining room, offering excellent space for family meals and social gatherings, with doors leading out to the garden.

A separate playroom provides valuable flexibility and could also be used as a home office or snug. Completing the ground floor is a useful utility room and a conveniently located WC.

### LIVING ROOM

14' 9" x 11' (4.5m x 3.35m)

### OPEN PLAN KITCHEN/DINER

14' 4" x 8' 6" (4.37m x 2.59m)

### PLAY ROOM

16' 9" x 6' 5" (5.11m x 1.96m)



#### UTILITY ROOM

8' x 6' 6" (2.44m x 1.98m)

#### WC

3' 8" x 3' 5" (1.12m x 1.04m)

#### FIRST FLOOR

The first floor comprises four well-proportioned bedrooms, all accessed from a central landing. These rooms are suitable for family members, guests, or home working as required. A modern family bathroom serves the bedrooms, finished to a contemporary standard.

#### BEDROOM ONE

13' 8" x 8' (4.17m x 2.44m)

#### BEDROOM TWO

14' 2" x 7' 1" (4.32m x 2.16m)

#### BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m)

#### BEDROOM FOUR

9' 6" x 6' 1" (2.9m x 1.85m)

#### BATHROOM

13' 7" x 5' 5" (4.14m x 1.65m)

#### THE REAR

To the rear is a private, enclosed garden featuring a patio seating area and lawn, making it ideal for outdoor dining, children's play, and entertaining. The garden also benefits from useful outbuildings/shed space for storage.

The wooden play area is being left by the current owners.

#### 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

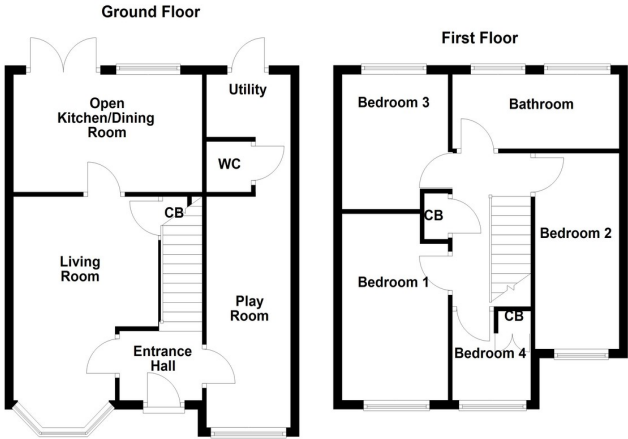
We have been advised that this property is freehold/leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING





By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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