



**TAYLOR
COLE**
Estate Agents



Watling Street

Hints, Tamworth, , B78 3DE

£349,950

Property Features

- Attractive three-bedroom family home in a sought-after location
- Spacious living room with feature fireplace
- Separate dining room, ideal for entertaining
- Modern open plan kitchen/family room with stylish finish
- Bright and airy bedrooms with ample natural light
- Contemporary family bathroom
- Large rear garden with patio and lawn areas
- Detached garage with private rear access road
- Charming summer house, perfect for relaxing or home office use
- Extensive off-road parking at the front of the property

Full Description

This well-presented three-bedroom family home offers a spacious layout with modern living spaces, a generous rear garden, and the added benefit of a garage with private rear access. The property also features a charming summer house, making it ideal for both family life and entertaining. 79 Watling Street is the property for those who are fans of picturesque views and absolutely gorgeous surroundings!

THE FORE

Set back from the road, the property has a welcoming frontage with a driveway providing off-street parking and access to the porch.

GROUND FLOOR

Upon entering, you are greeted by an entrance hall leading into a bright and spacious living room with a feature fireplace. The dining room provides a dedicated space for family meals and gatherings, while the open kitchen/family room at the rear is stylishly finished with modern units and ample natural light. A convenient cupboard provides extra storage.

LIVING ROOM

16' 7" x 10' 9" (5.05m x 3.28m)

DINING ROOM

9' 1" x 8' 7" (2.77m x 2.62m)

OPEN PLAN KITCHEN/FAMILY ROOM

21' 7" x 8' 5" (6.58m x 2.57m)

STORAGE ROOM

2' 7" x 4' 6" (0.79m x 1.37m)

FIRST FLOOR



The first floor offers three well proportioned double bedrooms, with bedroom one and bedroom three positioned to the rear, and bedroom two to the front. A modern family bathroom with a separate bath and shower completes the layout, all accessible from the central landing.

BEDROOM ONE

8' 4" x 13' 4" (2.54m x 4.06m)



BEDROOM TWO

11' 9" x 7' 9" (3.58m x 2.36m)

BEDROOM THREE

8' 7" x 9' 5" (2.62m x 2.87m)

BATHROOM

7' 9" x 5' 7" (2.36m x 1.7m)

THE REAR

The rear garden is a standout feature, offering a well-maintained outdoor space with patio areas and established borders. A detached garage, accessed via a private road to the rear, provides secure parking or additional storage. The garden also benefits from a delightful summer house, perfect for relaxing or use as a home office.



SUMMERHOUSE

5' 8" x 7' 8" (1.73m x 2.34m)

GARAGE

18' 1" x 15' 5" (5.51m x 4.7m)

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.



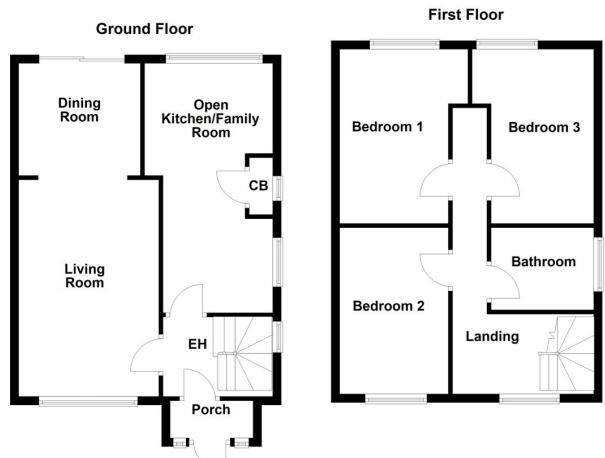
TENURE

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.





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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 and 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