



Longleat  
Tamworth, B79 7US

£515,000



# Property Features

- Spacious five-bedroom detached family home in Tamworth
- Bright living room with French doors to the garden
- Bi-folding doors between the living and dining rooms
- Separate dining room ideal for family gatherings
- Modern kitchen with adjoining utility room and garden access
- Ground floor office, perfect for home working
- Principal bedroom with private en-suite shower room
- Stylish family bathroom serving the remaining bedrooms
- Generous rear garden with impressive raised decking area
- Garage and ample off-road parking

## Full Description

Situated in a popular residential area of Tamworth, this spacious five-bedroom detached family home offers flexible living across two floors, ideal for growing families or those needing home office space. The property features multiple reception rooms, a garage, and a generous landscaped garden with a superb decked entertaining area.

### THE FORE

The property sits behind a wide driveway providing ample off-road parking and access to the garage. A covered porch leads into a welcoming entrance hallway.

### GROUND FLOOR

The ground floor offers a practical and versatile layout, beginning with a spacious hallway giving access to a modern cloakroom WC and a dedicated office. The generous living room enjoys plenty of natural light with French doors opening to the rear garden. A set of internal bi-folding doors connects the living room and dining room, creating a bright and flexible open-plan entertaining space. The kitchen is fitted with a range of base and wall units, complemented by a useful adjoining utility room with access to the rear garden.

### DINING ROOM

13' 6" x 11' 2" (4.11m x 3.4m)

### LIVING ROOM

17' 8" x 15' 4" (5.38m x 4.67m)

In total

### KITCHEN/DINER

16' 2" x 7' 6" (4.93m x 2.29m)

### UTILITY ROOM



7' 8" x 6' 1" (2.34m x 1.85m)

#### WC

4' 1" x 4' 1" (1.24m x 1.24m)

#### OFFICE

15' 7" x 7' 4" (4.75m x 2.24m)

#### GARAGE

16' 6" x 7' 5" (5.03m x 2.26m)

#### FIRST FLOOR

Upstairs, the landing leads to five well-proportioned bedrooms, including a principal bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom. Each bedroom offers good natural light and space for wardrobes or storage.

#### BEDROOM ONE

15' 2" x 12' (4.62m x 3.66m)

In total

#### BEDROOM TWO

14' 2" x 11' 3" (4.32m x 3.43m)

#### BEDROOM TWO EN-SUITE

5' 9" x 3' 9" (1.75m x 1.14m)

#### BEDROOM THREE

17' 7" x 8' 6" (5.36m x 2.59m)

#### BEDROOM FOUR

11' 5" x 9' 6" (3.48m x 2.9m)

#### BEDROOM FIVE

12' 5" x 8' (3.78m x 2.44m)

#### BATHROOM

10' 5" x 5' 9" (3.18m x 1.75m)

#### THE REAR

To the rear, the property boasts a beautifully maintained garden with a large raised decking area, ideal for outdoor dining and entertaining. The garden also includes a lawned section, fenced boundaries, and side access to the front of the home.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering





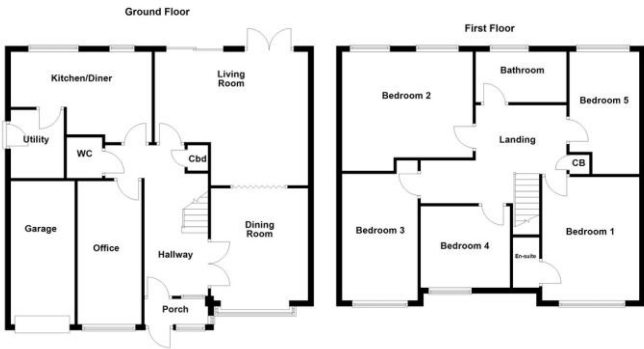
Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		82 B
69-80	C	73 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