



16 Barlow Avenue  
B77 2FS

£339,950

# Property Features

- Three-storey family home offering spacious and versatile living
- Open-plan kitchen/dining room with direct access to the conservatory
- Separate first floor living room providing additional privacy and flexibility
- Ground floor office ideal for home working
- Three well-proportioned bedrooms across upper floors
- Principal bedroom with en-suite shower room
- Modern family bathroom serving remaining bedrooms
- Sought After Location
- Large garage and allocated parking
- Landscaped rear garden with patio and seating areas

## Full Description

This attractive three-storey home presents a thoughtfully designed and well-balanced layout, perfectly suited to the demands of modern family living. The distribution of accommodation across multiple levels allows for a natural separation between social and private spaces, creating a home that feels both spacious and functional. The ground floor serves as the heart of the home with its open-plan configuration, while the upper floors provide quieter, more intimate areas ideal for relaxation and rest.

The generous kitchen/dining room forms a central hub for everyday life and entertaining, seamlessly complemented by a separate living room that offers a calm and comfortable retreat. A dedicated home office adds further flexibility, catering perfectly to remote working or study needs. Combined with well-proportioned bedrooms and practical features throughout, the property is well-equipped to accommodate a variety of lifestyles, appealing equally to growing families, professionals, and those seeking adaptable living space.

The property overlooks a canal, providing beautiful views and scenic canal side walks.

### THE FORE

The property is approached via a neat frontage with driveway parking leading to the garage, offering both convenience and practicality. Its modern exterior and well-maintained appearance create a strong first impression. Access is gained through the front door into the entrance hall, setting the tone for the well-presented accommodation found throughout the home.

### GROUND FLOOR

The ground floor centres around a spacious open-plan



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kitchen/dining room, designed with both everyday living and entertaining in mind. The layout allows for ample workspace and dining area, while doors lead directly into the conservatory, extending the living space further and bringing in plenty of natural light.

Also on this level is a dedicated office, ideal for remote working or study, alongside a useful WC.

#### OFFICE

6' 7" x 9' 9" (2.01m x 2.97m)

#### WC

3' 2" x 6' 1" (0.97m x 1.85m)

#### OPEN PLAN KITCHEN/DINING ROOM

13' 8" x 15' 9" (4.17m x 4.8m)

#### CONSERVATORY

9' 1" x 11' 5" (2.77m x 3.48m)

#### GARAGE

8' 6" x 17' 6" (2.59m x 5.33m)

#### FIRST FLOOR

The first floor features a generous living room, positioned separately from the main kitchen space to create a more relaxed and private setting. This room benefits from good natural light and offers flexibility as a family lounge or entertainment area.

Additionally, this level includes a well-sized bedroom and a modern family bathroom, making it an ideal floor for guests or older children seeking a degree of independence within the home.

#### LIVING ROOM

12' 7" x 13' 8" (3.84m x 4.17m)

#### BEDROOM TWO

8' 2" x 13' 8" (2.49m x 4.17m)

#### BATHROOM

6' 5" x 6' 7" (1.96m x 2.01m)

#### SECOND FLOOR

The top floor hosts the remaining bedrooms, including the principal bedroom which benefits from its own en-suite, providing a private retreat away from the rest of the house. The additional bedrooms are well-proportioned and adaptable for family use, guest accommodation, or



workspace.

A central landing connects all rooms, and built-in storage enhances practicality, ensuring the upper floor remains both comfortable and efficient in layout.

#### BEDROOM ONE

12' 2" x 11' 7" (3.71m x 3.53m)

#### BEDROOM ONE EN-SUITE

6' 7" x 5' 2" (2.01m x 1.57m)

#### BEDROOM THREE

13' 8" x 10' 2" (4.17m x 3.1m)

#### THE REAR

To the rear, the property boasts a beautifully maintained garden, designed for both relaxation and entertaining. A combination of patio areas and landscaped sections provides multiple seating zones, perfect for outdoor dining or enjoying warmer months.

The garden is enclosed, offering privacy and a safe environment for families, while its thoughtful design complements the internal living space and enhances the overall appeal of the home.

The property looks out over a canal, offering beautiful views and scenic canal side walks.

#### 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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