



Cornel

Tamworth, B77 4EF

£350,000

Property Features

- Beautifully extended five-bedroom family home in a popular Tamworth location
- Stylish open-plan kitchen/dining area forming the heart of the home
- Two spacious and versatile reception rooms ideal for modern family living
- Bright and well presented interiors throughout
- Generous principal bedroom with private en-suite
- Four further well proportioned bedrooms
- Practical utility room and convenient ground floor WC
- Solar panels installed, improving energy efficiency and reducing running costs
- Ample Off Road Parking
- No onward chain

Full Description

This substantially extended and deceptively spacious five-bedroom family home is ideally located on Cornel in Tamworth, offering an excellent blend of versatile living accommodation and modern open plan space. Thoughtfully arranged across two floors, the property is perfectly suited to growing families, featuring multiple reception rooms, a generous kitchen/dining area, and well proportioned bedrooms including an en-suite to the principal room. The home also benefits from the addition of solar panels, helping to improve energy efficiency and reduce running costs.

THE FORE

Set back from the road, the property enjoys a neat and welcoming frontage with a pathway leading to the main entrance. There is ample space for off road parking, and the property benefits from a pleasant residential setting, making it ideal for families seeking both convenience and a sense of privacy.

GROUND FLOOR

Upon entering, you are welcomed into a central entrance hall which provides access to the main living areas and staircase to the first floor. To the front of the property is a spacious lounge/playroom, offering flexibility for family living, children's space, or a second sitting area. A separate sitting room provides a more formal or relaxing environment, ideal for quieter evenings. To the rear, the heart of the home is the impressive open-plan kitchen/dining room, created through extension to provide a bright and sociable space. This area is perfect for entertaining and everyday family life, with direct access out to the rear garden. The kitchen is complemented by a separate utility room, providing additional workspace and storage, helping to keep the main living area clutter-free. A convenient ground floor WC and built-in storage cupboard further enhance the practicality of



the layout.

SITTING ROOM

11' 8" x 15' 1" (3.56m x 4.6m)

OPEN PLAN DINING ROOM/KITCHEN

15' 1" x 10' 5" (4.6m x 3.18m)

LOUNGE/PLAYROOM

11' 3" x 17' 9" (3.43m x 5.41m)

UTILITY ROOM

11' 2" x 10' 5" (3.4m x 3.18m)

WC

2' 9" x 8' 1" (0.84m x 2.46m)

FIRST FLOOR

The first floor offers five well sized bedrooms arranged around a central landing, making this an ideal home for larger families or those requiring home office space. The principal bedroom benefits from its own en-suite shower room, adding a touch of privacy and convenience. The remaining bedrooms are served by a family bathroom, while additional built-in cupboards provide useful storage solutions. The layout is both functional and adaptable, allowing rooms to be used according to individual needs.

BEDROOM ONE

11' 2" x 14' 5" (3.4m x 4.39m)

BEDROOM ONE EN-SUITE

5' 6" x 7' 8" (1.68m x 2.34m)

BEDROOM TWO

8' 5" x 13' 1" (2.57m x 3.99m)

BEDROOM THREE

8' 5" x 10' 7" (2.57m x 3.23m)

BEDROOM FOUR

6' 5" x 10' (1.96m x 3.05m)

BEDROOM FIVE

5' 3" x 7' 8" (1.6m x 2.34m)

BATHROOM

6' 5" x 7' 7" (1.96m x 2.31m)



THE REAR

To the rear, the property boasts a private and enclosed garden, accessible directly from the kitchen/dining area. The outdoor space offers an excellent setting for entertaining, dining, or relaxing, with a combination of patio and lawn areas. It is well-suited for children and pets, while also offering potential for further landscaping or personalisation to create a bespoke outdoor retreat.



ANTI MONEY LAUNDERING

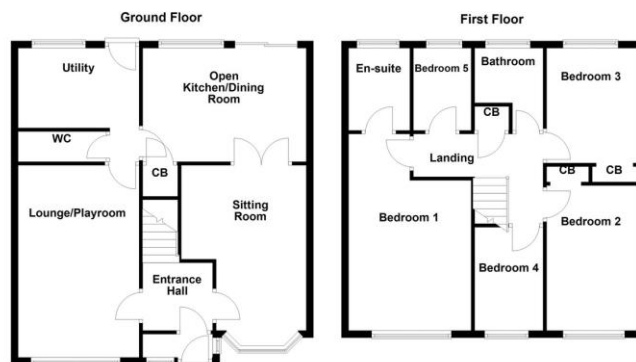
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	85 B	88 B
69-80	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