



Windsor Close  
Tamworth, B79 8UH

£380,000

# Property Features

- Substantial link detached family home in a desirable residential setting
- Impressive open-plan kitchen/dining/sitting area with modern finishes
- Separate living room offering a cosy and private retreat
- Dedicated home office ideal for remote working
- Ground floor bathroom and additional utility room
- Three well-proportioned bedrooms on the first floor
- Principal bedroom benefiting from extensive wardrobe space
- Contemporary family bathroom with quality fittings
- Generous rear garden with patio and lawn, ideal for entertaining
- No Onward Chain

## Full Description

This well-presented and generously proportioned home offers a versatile layout perfectly suited to modern family living. Thoughtfully designed, the property balances open-plan social spaces with more private areas, creating a home that is both practical and inviting. The interiors are bright and well-maintained throughout, with a natural flow that enhances everyday living as well as entertaining. With a combination of spacious reception areas, a dedicated home office, and well-sized bedrooms, the property caters to a wide range of buyers, including growing families and those working from home. Its adaptable layout ensures comfort, flexibility, and long-term appeal.

### THE FORE

The property is set back from the road with a large driveway providing ample off-road parking, alongside access to the garage. Its attractive facade and well-maintained frontage create a strong first impression, reflecting the quality found throughout the home.

The entrance leads into a welcoming hallway, offering access to the principal ground floor rooms and setting the tone for the spacious accommodation within.

The dropped kerb has recently been extended to allow for a larger parking space.

### GROUND FLOOR

The ground floor is centred around a stunning open-plan kitchen/dining/sitting room, creating a bright and sociable hub of the home. This expansive space is ideal for both everyday living and entertaining, featuring modern fittings, ample work surfaces, and room for dining and relaxation. Large openings and doors allow natural light to flood the space while providing seamless access to the rear garden. In addition, there is a separate living room offering a quieter



retreat, perfect for relaxing away from the main entertaining area. A dedicated office provides an ideal work-from-home space, while a utility room, ground floor bathroom, and internal access to the garage add further practicality to this well-designed level.

#### LIVING ROOM

15' 4" x 11' 5" (4.67m x 3.48m)

#### OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM

14' 7" x 20' (4.44m x 6.1m)

#### OFFICE

6' 7" x 12' 6" (2.01m x 3.81m)

#### UTILITY ROOM

4' 3" x 7' 6" (1.3m x 2.29m)

#### BATHROOM

7' 7" x 4' 5" (2.31m x 1.35m)

#### FIRST FLOOR

Upstairs, the property offers three generously sized bedrooms, each well-presented and versatile in use. The principal bedroom is particularly impressive, benefiting from extensive built-in wardrobe space, creating a comfortable and organised environment.

The remaining bedrooms are well-proportioned and suitable for family members, guests, or additional workspace. A modern family bathroom serves this floor, finished to a high standard and designed with both style and functionality in mind.

#### BEDROOM ONE

8' 5" x 14' (2.57m x 3.66m)

#### BEDROOM TWO

8' 5" x 11' 2" (2.57m x 3.4m)

#### BEDROOM THREE

5' 9" x 8' 9" (1.75m x 2.67m)

#### BATHROOM

5' 8" x 6' 3" (1.73m x 1.91m)

#### THE REAR

The rear garden is a standout feature of the property with its low maintenance artificial turf, offering a generous and well-maintained outdoor space. A patio area provides the perfect



setting for outdoor dining and entertaining, while the lawn offers plenty of space for family activities or relaxation. Surrounded by mature planting and enclosed boundaries, the garden provides a high degree of privacy, making it an ideal extension of the living space during warmer months.

**GARAGE STORE**

8' x 9' 2" (2.44m x 2.79m)

**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		
69-80	C		80 C
55-68	D	66 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