



New Road

Shuttington, Tamworth, B79 0DT

£315,000

Property Features

- Three bedroom semi-detached family home
- Large detached garage offering excellent storage or workshop potential
- Driveway providing ample off-road parking
- Two spacious reception rooms
- Open living and dining room ideal for entertaining
- Well-appointed fitted kitchen
- Three well-proportioned bedrooms
- Family shower room
- Attractive and well-established rear garden
- Excellent opportunity to modernise and personalise to individual taste

Full Description

Occupying a generous plot, this three bedroom semi-detached home presents an excellent opportunity for buyers seeking spacious accommodation, substantial outdoor space and the added benefit of a large detached garage. Offering two versatile reception rooms, well-proportioned bedrooms and a practical layout throughout, the property provides an ideal setting for growing families while also offering exciting potential for personalisation.

Positioned within an established residential location, the home combines excellent internal living space with impressive external features. The driveway, detached garage and attractive rear garden further enhance its appeal, creating a property that offers both practicality and long-term potential.

THE FORE

The property enjoys an attractive frontage with a well-maintained front garden and a driveway extending outside the garage to the rear of the home, providing ample off-road parking. The substantial detached garage offers excellent storage, secure parking or potential workshop space. Its semi-detached position provides a pleasant sense of openness, while the mature landscaping and established surroundings create an inviting first impression. The combination of parking, outdoor space and the detached garage makes this a particularly appealing home for a wide range of buyers.

GROUND FLOOR

Entering through the porch, the welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. The spacious living and dining room enjoys excellent natural light from dual aspects, creating a bright and versatile reception space that comfortably accommodates both relaxing and formal



dining.

To the rear, the generously proportioned lounge offers a second reception room, centred around an attractive fireplace and providing an ideal setting for family gatherings or quiet evenings. The adjoining kitchen is fitted with a comprehensive range of units and worktop space, offering plenty of storage.

LIVING ROOM/DINING ROOM

13' 7" x 21' 9" (4.14m x 6.63m)

LOUNGE

16' 7" x 16' 8" (5.05m x 5.08m)

KITCHEN

10' 2" x 9' 8" (3.1m x 2.95m)

FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, each offering comfortable accommodation with flexibility for family living, guest rooms or a dedicated home office. The principal bedroom is particularly spacious, while the remaining bedrooms continue the generous proportions found throughout the home.

Completing the accommodation is the family shower room, fitted with a shower, WC and wash hand basin. The well-planned first floor layout provides practical living arrangements while offering excellent scope for future modernisation should the new owners wish.

BEDROOM ONE

9' 9" x 13' 7" (2.97m x 4.14m)

BEDROOM TWO

10' 1" x 11' 1" (3.07m x 3.38m)

BEDROOM THREE

6' 4" x 10' 4" (1.93m x 3.15m)

BATHROOM

6' x 7' 4" (1.83m x 2.24m)

THE REAR

The rear garden has been thoughtfully arranged to provide a combination of paved seating areas, established planting and lawn, creating an attractive outdoor environment to enjoy throughout the seasons. Mature trees and shrubs provide privacy and a pleasant outlook, making the garden well suited to both entertaining and everyday family life.



A standout feature of the property is the impressive detached garage situated just behind the rear garden. Offering exceptional storage, secure parking or workshop potential, this substantial outbuilding significantly enhances the practicality and versatility of the home.

GARAGE

9' 9" x 20' 4" (2.97m x 6.2m)

ANTI MONEY LAUNDERING

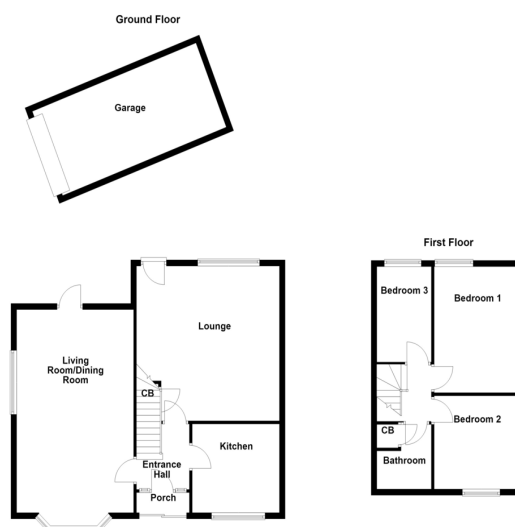
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 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