



Lyon Drive

Tamworth, Staffordshire, B77 2TJ

£264,000

Property Features

- Stunning and Spacious Town House
- Entrance Hallway
- Open Kitchen/Dining Area
- Family Room
- Guest Cloakroom
- Lounge
- First Floor WC
- Master Bedroom with En-Suite
- Two Further Double Bedrooms, Family Bathroom
- Garage, Driveway, Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are proud to present this most stunning and spacious town house situated on this modern residential development in a most imposing position. The property, which is laid out over three floors, benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hallway, open kitchen/dining area, family room, guest cloakroom, lounge, first floor WC, master bedroom with en-suite, two further double bedrooms, family bathroom, garage, rear and fore gardens, driveway. Early internal viewing is highly advised.

This outstanding three bedroom town house is situated behind an attractive frontage, along with the lawned fore garden with borders providing evergreens, shrubbery and plantation, a slabbed paved path leads to the composite front entrance door, with access to the garage via the side.

RECEPTION HALLWAY

Accessed via the obscure double glazed composite front entrance door and having two ceiling light points, radiator, wall socket, telephone connection point (subject to regulations), staircase off to first floor landing with storage cupboard situated beneath, quality wood grain effect flooring, door to:

OPEN ASPECT KITCHEN/DINING AREA

21' 5" x 10' 6" (6.53m x 3.2m)

This superb open aspect room is perfect for modern day living requirements with the kitchen area having a matching range of shaker base units and drawers, recess and plumbing for washing machine, recess and point for fridge/freezer, recess and plumbing for dishwasher, built-in 'Hotpoint' oven with four ring gas hob, stainless steel splashback and extractor hood over, solid oak working surfaces with matching up-stands, inset one and a half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, matching range of shaker wall units offering further storage space, housing for the 'Potterton Pro Max' boiler, wall sockets, UPVC double glazed window to the rear, ceiling light point, tiled flooring opening to the dining section with continuing breakfast bar with chair recess beneath, ample floor space for free standing dining room table, ceiling light point, wall sockets, radiator, UPVC double glazed French doors with fitted shutters opening out to the rear patio, double doors into:

FAMILY ROOM

12' 4" x 15' 8" (3.76m x 4.78m)

The spacious family room presents versatile space and has a ceiling light point, radiator, wall sockets, quality wood grain effect flooring, UPVC double glazed window to the front aspect, door returning into the hallway.



GUEST CLOAKROOM

6' 0" x 2' 10" (1.83m x 0.86m)

The matching suite comprises of a close coupled WC, hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, extractor fan, radiator, tile effect water resistant flooring.

FIRST FLOOR LANDING

Benefiting from a UPVC double glazed window overlooking the front aspect and providing natural light source, two ceiling light points, wall socket, herringbone style wood grain effect flooring, door into:

LOUNGE

21' 9" x 10' 7" (6.63m x 3.23m)

The well presented lounge boasts fantastic floor space for free standing lounge furniture and has feature UPVC double glazed French doors opening to a 'Juliet' balcony with matching window adjacent, ceiling light point, two radiators, wall sockets, wall mounted electric fire display, quality wood grain effect flooring.



BEDROOM TWO

11' 11" x 12' 2" (3.63m x 3.71m)

Situated on the first floor, the second bedroom offers ample floor space for free standing double bed and free standing bedroom furniture, with built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect.



FIRST FLOOR WC

6' 10" x 3' 0" (2.08m x 0.91m)

This matching white suite comprises of a pedestal hand wash basin with hot and cold taps over and tiled splashback, close coupled WC, ceiling light point, radiator, extractor fan, water resistant flooring.

SECOND FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, door into the airing cupboard enclosing the hot water system and wall mounted shelving units, herringbone style wood grain effect flooring, door to:



BEDROOM ONE

13' 9" x 10' 8" (4.19m x 3.25m)

The spacious master bedroom offers fantastic floor space for free standing bedroom furniture, with two built-in wardrobes enclosing hanging rails and shelving units, UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, door into:

EN-SUITE

6' 9" x 7' 2" (2.06m x 2.18m)

This three piece suite comprises of a pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, close coupled WC, walk-in shower with enclosed shower fitment, ceiling to floor tiled surround, glass side screen and sliding glass door, obscure UPVC double glazed window to the rear, ceiling light point, extractor fan, radiator, tile effect flooring.



BEDROOM THREE

9' 0" x 17' 4" (max) (2.74m x 5.28m)

Again being a double bedroom and having two UPVC double glazed windows to the front aspect, ceiling light point, radiator, wall socket, recess with fitted shelving unit.

FAMILY BATHROOM

7' 8" x 11' 4" (2.34m x 3.45m)

The attractive family bathroom benefits from having both a walk-in shower with folding glass side screen, and panelled bath with hot and cold mixer tap over, pedestal hand wash basin with hot and cold mixer tap and tiled splashback, close coupled WC, wall mounted vanity mirror, ceiling downlighters, extractor fan, radiator, water resistant flooring.

OUTSIDE

GARAGE

Accessed via Harrow Close, the garage has an up and over garage door from the tarmacadam driveway and encloses a ceiling light point, wall socket, off road parking facilities or additional storage space.

REAR GARDEN

Stepping out onto the shaped slabbed paved patio area, is ample space for entertainment, seating and socialising, with the slabbed paved path continuing to the side entrance gate, raised lawn area with a sleeper border continuing to the rear and left hand boundary, with mature trees to the rear maintaining privacy, timber fencing to all boundaries.

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		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		