



Austen Drive
, Tamworth, B78 3BN

Offers Over £315,000

Property Features

- Immaculately Presented Three Bedroom Semi-Detached House
- Popular New Build Development
- Spacious Lounge
- Open Plan Kitchen/Dining Area
- Guest Cloakroom
- Master Bedroom with En-Suite
- Two Further Bedrooms
- Family Bathroom
- Beautifully Landscaped Rear Garden
- No Onward Chain

Full Description

Taylor Cole Estate Agents are thrilled to offer 'For Sale' this immaculate three-bedroom semi-detached house located upon the extremely popular new build development of Dunstall Park. This stunning property has been meticulously upgraded and maintained, making it an ideal home for all types of buyers. The property is also available with the added option to purchase it fully furnished and is being sold with no onward chain.

Upon entering the property, you are greeted by an inviting entrance hallway, which sets the tone for the elegance and style. The ground floor seamlessly flows into the spacious lounge that boast tasteful panelling surround and feature media wall. The modern open-plan kitchen dining area offers ample space for cooking, dining and entertaining. The kitchen is equipped with integrated appliances, modern cabinetry, and stylish working surfaces. A guest cloakroom is available off the hall for added convenience.



LOUNGE

11' 09" x 16' 02" (3.58m x 4.93m)

KITCHEN/DINING ROOM

11' 01" x 15' 00" (3.38m x 4.57m)

GUEST CLOAKROOM

5' 03" x 3' 00" (1.6m x 0.91m)

Heading upstairs, you will find the master bedroom, complete with an ensuite shower room, with two additional bedrooms are also located on the upper level, both offering ample space for family members, guests, or versatile use as a home office or nursery. A well-appointed family bathroom serves the upper floor, featuring modern amenities.

BEDROOM ONE

8' 05" x 13' 09" (2.57m x 4.19m)

ENSUITE

4' 00" x 7' 11" (1.22m x 2.41m)

BEDROOM TWO

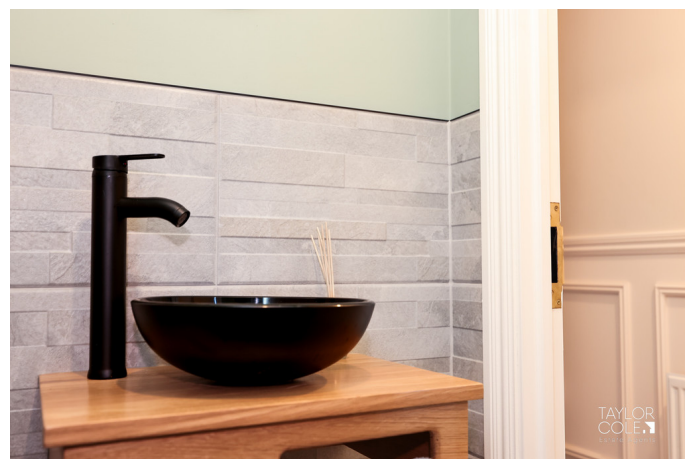
8' 01" x 9' 08" (2.46m x 2.95m)

BEDROOM THREE

8' 03" x 5' 09" (2.51m x 1.75m)

FAMILY BATHROOM

5' 04" x 5' 10" (1.63m x 1.78m)



OUTSIDE

The rear garden is beautifully landscaped and offers superb, low maintenance outdoor space for relaxing and socialising.

The property has two designated parking spaces, providing added convenience and is accessed from the shared driveway which is set behind communal greenery.

ANTI MONEY LAUNDERING

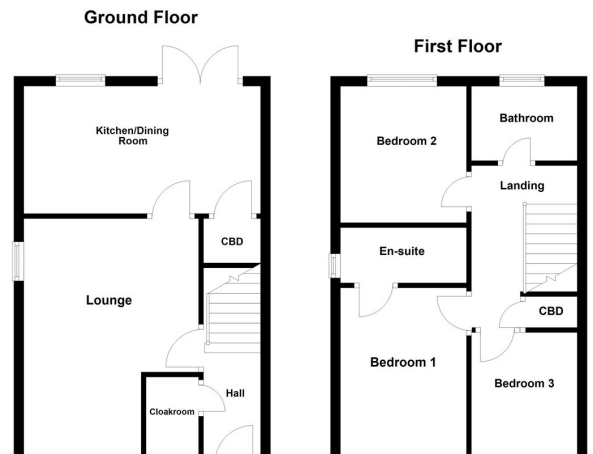
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		96 A
81-91	B	84 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