



Netherfield View  
, Tamworth, B78 3EW

£279,950



# Property Features

- Modern Three Bedroom Home
- Delightful Views Opposite
- Bright Family Lounge
- Sleek Breakfast Kitchen
- Main Bedroom & En Suite
- Two Further Bedrooms
- Attractive Family Bathroom
- Well Maintained Rear Garden
- Close to Shopping
- Freehold

## Full Description

Welcome to this charming three-bedroom modern home, situated in a newly built residential development just a stone's throw from Ventura Park, offering an array of shopping amenities and eateries. This prime location also provides swift access to excellent commuting links, local schools, and peaceful walking routes.

### THE FORE

Upon arrival, you'll be greeted by stunning views of the surrounding fields and woods, creating a vibrant panoramic display. A tarmac driveway provides off-road parking, and a tidy pathway leads to the secure front entrance door.

### GROUND FLOOR

Step inside to a cosy entrance hall that provides access to a guest cloakroom and seamlessly connects to the spacious lounge. The lounge, with its front aspect view and generous floor space, invites you to unwind and entertain, offering ample room for freestanding furniture. From here, stairs lead to the first-floor landing. The lounge flows into a stunning kitchen-dining area, featuring a striking array of matching wall and base units, integrated appliances, and a dining section with space for a freestanding table. French doors open to the rear garden, enhancing indoor-outdoor living.

### ENTRANCE HALL

### FAMILY LOUNGE

11' 9" x 14' 7" (3.60m x 4.46 (Max)m)

### BREAKFAST KITCHEN

15' 0" x 10' 5" (4.59m x 3.19 (Max)m)



## GUEST CLOAKROOM

3' 0" x 4' 8" (0.92m x 1.43m)

## FIRST FLOOR

Upstairs, the landing offers loft hatch access and entry to three attractive bedrooms, all generously sized to suit various lifestyles. The main bedroom includes a sleek en-suite bathroom for added convenience. A modern bathroom with a matching three-piece suite completes this level, providing a perfect space for relaxation.

## BEDROOM ONE

9' 0" x 10' 2" (2.76m x 3.12m)

## EN SUITE

6' 5" x 4' 1" (1.98m x 1.25m)

## BEDROOM TWO

7' 7" x 9' 10" (2.33m x 3.02m)

## BEDROOM THREE

7' 1" x 6' 9" (2.18m x 2.06m)

## BATHROOM

5' 6" x 6' 7" (1.68m x 2.03m)

## OUTSIDE

Out side, the well-kept rear garden features a slab-paved patio area, perfect for alfresco dining and relaxation. A lush lawn extends beyond, framed by timber fencing for added privacy, while a side-entrance gate provides easy access.



## ANTI MONEY LAUNDERING

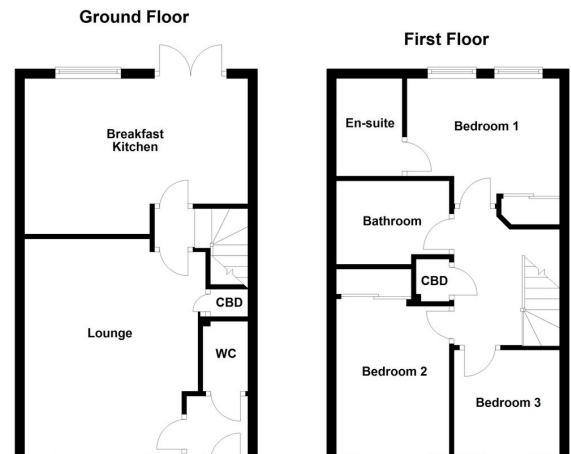
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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