



Longbourn Crescent  
Tamworth, Staffordshire, B78 3ES

£270,000

# Property Features

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- Well-Situated Semi Detached Home
- Spacious Family Lounge
- Modern Kitchen/Diner
- Guest Cloakroom
- Master Bedroom With En Suite & Dressing Room
- Two Further Bedrooms
- Family Bathroom
- Rear Garden
- Off Road Parking
- No Onward Chain

## Full Description

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Welcome to this well-situated semi-detached family home located in the extremely popular new build development of 'Dunstall Park'. This excellent home offers brilliant proximity to a wealth of shopping, dining, and social amenities, making it an ideal choice for all types of buyers. The property is available with no onward chain, ensuring a smooth and efficient purchase process.

### GROUND FLOOR

Upon entering the property, you are greeted by an inviting entrance hallway, setting a warm and welcoming tone that continues throughout the home. The ground floor seamlessly flows into the spacious lounge, which boasts generous proportions to accommodate a range of freestanding furnishings. This comfortable and stylish space is perfect for relaxation and family gatherings.

The modern open-plan kitchen dining area is a highlight of the home, offering ample space for cooking, dining, and entertaining. The kitchen is equipped with integrated appliances, modern cabinetry, and stylish working surfaces, creating a functional and attractive culinary space. Additionally, a guest cloakroom is conveniently located off the hall for added convenience.

### LOUNGE

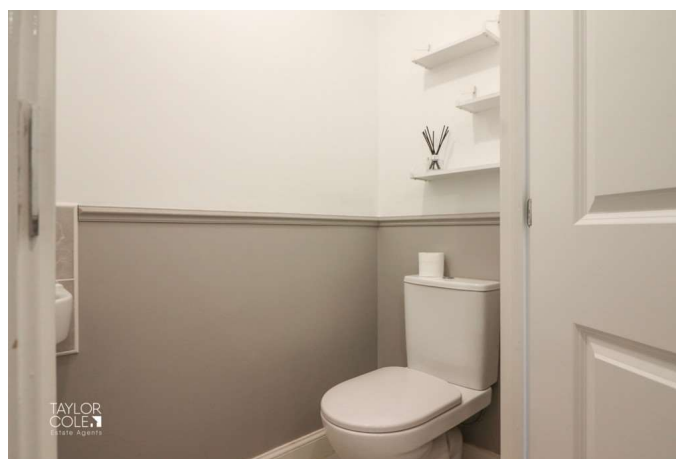
11' 8" x 16' 2" (3.58m x 4.93m)

### KITCHEN/DINER

11' 1" x 14' 11" (3.38m x 4.57m)

### GUEST CLOAKROOM

5' 2" x 2' 11" (1.60m x 0.91m)



## FIRST FLOOR

Heading upstairs, you will find the master bedroom, complete with an en suite shower room. This private retreat offers comfort and luxury, providing a peaceful escape at the end of the day. 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 and ensuring the utmost convenience for all residents.

## BEDROOM ONE

13' 8" x 7' 0" (4.19m x 2.15m)



## EN SUITE

7' 10" x 4' 0" (2.41m x 1.22m)



## BEDROOM TWO

9' 8" x 8' 0" (2.95m x 2.46m)

## BEDROOM THREE

8' 2" x 5' 8" (2.51m x 1.75m)

## BATHROOM

5' 10" x 5' 4" (1.78m x 1.63m)



## REAR GARDEN

The rear garden offers a wonderful blank canvas, with verdant lawns and secure timber fencing to the boundaries. This outdoor space provides a perfect setting for gardening enthusiasts or those looking to create a personalised outdoor retreat. The garden's design ensures privacy and security, making it a safe and enjoyable space for all family members.



## ANTI MONEY LAUNDERING

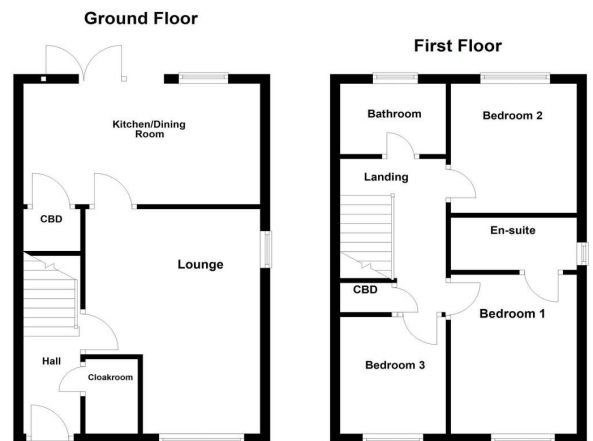
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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