



Lyon Drive

Tamworth, Staffordshire, B77 2TL

£240,000

Property Features

- Charming Town House
- Spacious Entrance Hall
- Family Lounge
- Breakfast Kitchen
- Master Bedroom with Ensuite
- Two Further Generous Sized Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Off Road Parking
- Internal Viewing Is Highly Recommended

Full Description

Nestled within a highly sought-after residential development, this charming townhouse offers an ideal blend of style, space, and modern comfort.

GROUND FLOOR

Upon entering, you are welcomed by a spacious entrance hall that leads to a bright and inviting family lounge with built-in storage, perfect for relaxation and entertainment. The ground floor also features a stunning breakfast kitchen, equipped with sleek, contemporary units and high-quality appliances, along with a convenient guest cloakroom.

FAMILY LOUNGE

17' 10" x 9' 9" (5.44m x 2.99 (Max) m)

FITTED KITCHEN

13' 0" x 12' 11" (3.97m x 3.94m)

FIRST FLOOR

On the first floor, you'll find two generously sized bedrooms, offering flexible accommodation options, and a beautifully appointed family bathroom with a thoughtfully designed four-piece suite.

BEDROOM TWO

13' 1" x 12' 2" (3.99m x 3.71m)

BEDROOM THREE

9' 8" x 6' 4" (2.95m x 1.95m)

BATHROOM

9' 1" x 5' 6" (2.77m x 1.70m)



SECOND FLOOR

Ascending to the second floor, the magnificent main bedroom awaits, boasting ample space for freestanding furniture and featuring a sleek en-suite bathroom, creating a private haven within the home.

BEDROOM ONE

19' 4" x 10' 0" (5.90m x 3.05m)

EN SUITE

9' 7" x 8' 8" (2.94m x 2.65m)

OUTSIDE

REAR GARDEN

The rear garden has been designed for ease and enjoyment, with low-maintenance slab-paved pathways and an artificial lawn, perfect for outdoor gatherings or quiet moments. This townhouse provides the perfect setting for modern living in a desirable location, combining elegance, functionality, and charm in every corner.

ANTI MONEY LAUNDERING

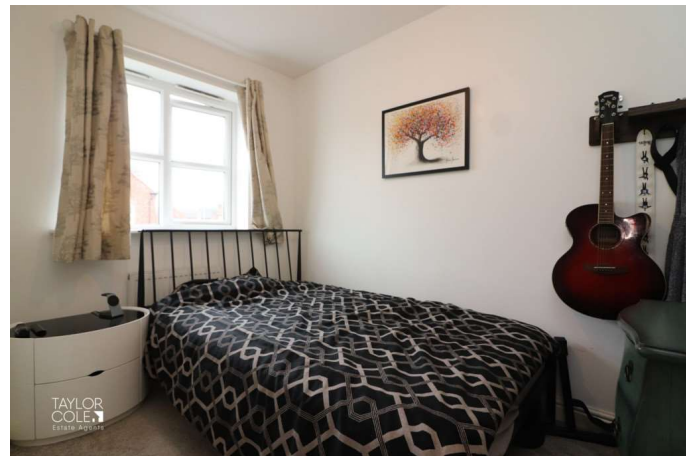
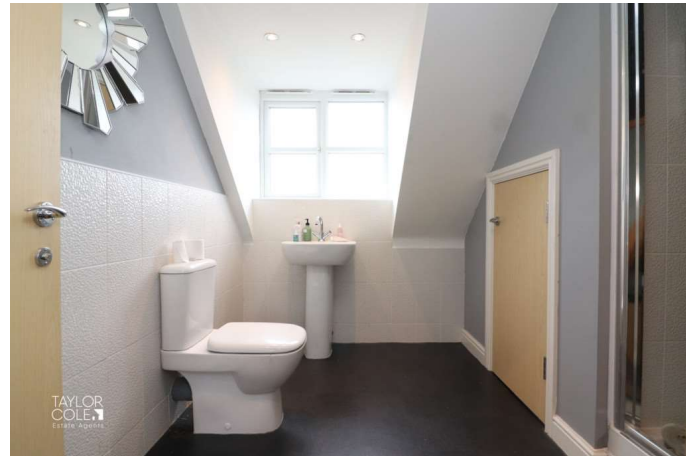
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

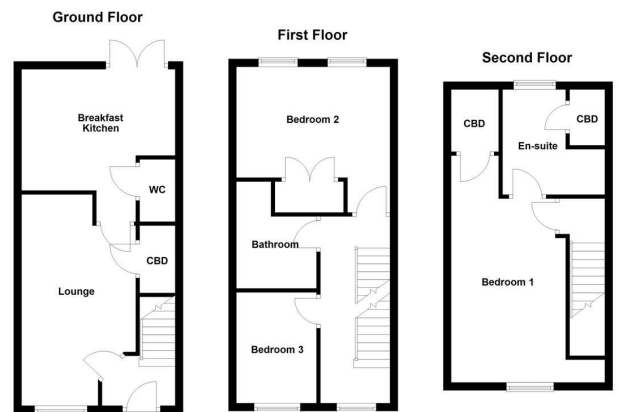
TENURE

We have been advised by the current owner that the property is leasehold with approximately 982 years left on the lease and an annual ground rent of approximately £200. Prospective buyers are advised to verify this information 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