



TAYLOR  
COLE.  
Estate Agents



Eusden Close,  
Tamworth, B79 8DZ

£389,950

# Property Features

- Beautiful Detached Family Home
- Spacious Lounge
- Open Plan Kitchen Dining Area
- Separate Dining Room
- Ground Floor Shower Room And Downstairs WC
- Master Bedroom With En Suite Shower Room
- Modern Family Bathroom
- Well Maintained Rear Garden
- Garage
- Freehold

## Full Description

This beautifully presented detached family home offers spacious and stylish accommodation throughout. With multiple reception rooms, modern kitchen and bathrooms, and generous bedrooms, the property is ideal for family living. It also benefits from a well maintained rear garden and off road parking with access to the single garage which provides ample storage.

### THE FORE

The property boasts attractive curb appeal with a red brick facade and a detached double fronted design. A private driveway provides ample parking to the side of the house including a garage, and the front lawn adds a touch of greenery to the setting.

### GROUND FLOOR

Upon entering, you are welcomed by a bright and airy hallway leading to a contemporary lounge with large windows and tasteful decor. The open plan kitchen and dining area is modern and spacious, featuring integrated appliances and ample worktop space, with French doors opening to the rear garden. A separate dining room offers an additional area for entertaining, and the ground floor also includes a convenient cloakroom WC as well as an additional room that has been converted into a ground floor bathroom.

### LIVING ROOM

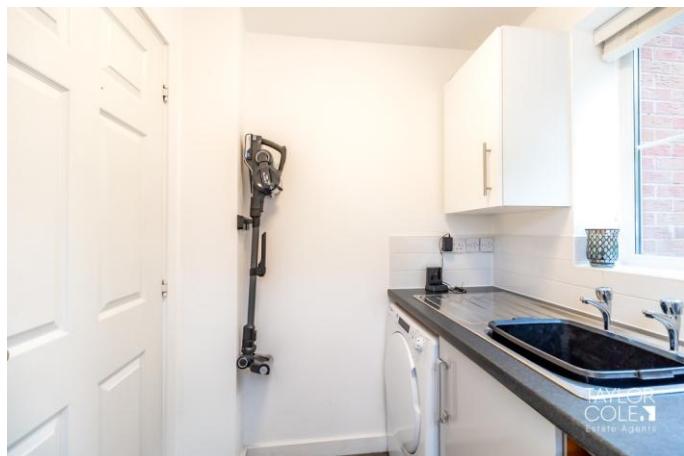
12' x 14' 4" (3.66m x 4.37m)

### DOWNSTAIRS BATHROOM

8' 1" x 9' 1" (2.46m x 2.77m)

### DINING ROOM

8' 8" x 9' (2.64m x 2.74m)



#### WC

3' 1" x 5' (0.94m x 1.52m)

#### KITCHEN/BREAKFAST ROOM

9' 2" x 15' 6" (2.79m x 4.72m)

#### UTILITY ROOM

5' 5" x 6' 7" (1.65m x 2.01m)

#### FIRST FLOOR

The first floor comprises multiple well proportioned bedrooms, each decorated in neutral tones with generous natural light. The master bedroom benefits from an en-suite shower room, while a modern family bathroom serves the remaining bedrooms. There is plenty of storage and space for family living.

#### BEDROOM ONE

14' 6" x 9' 4" (4.42m x 2.84m)



#### BEDROOM ONE EN-SUITE

6' x 6' 4" (1.83m x 1.93m)



#### BEDROOM TWO

10' 3" x 11' 3" (3.12m x 3.43m)

#### BEDROOM THREE

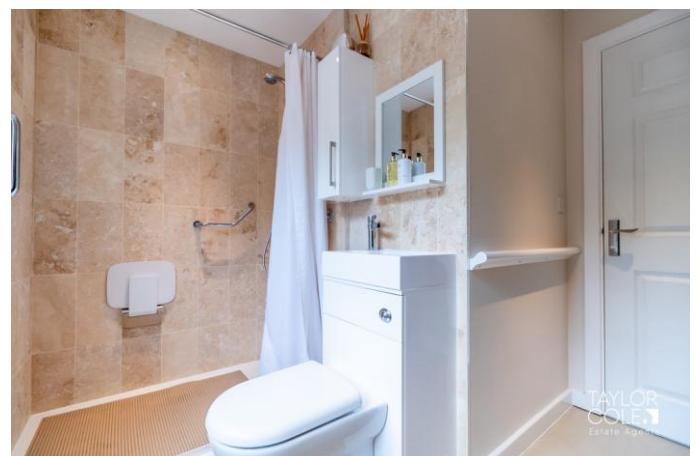
9' x 9' 8" (2.74m x 2.95m)

#### BEDROOM FOUR

10' 9" x 9' 6" (3.28m x 2.9m)

#### BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m)



#### THE REAR

The rear garden is well landscaped with a mix of patio and lawn areas, perfect for outdoor dining and relaxation. Fenced boundaries provide privacy, and the garden is accessible via French doors from the kitchen dining area. The rear of the house mirrors the front with its red brick exterior and neat presentation.



## 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.

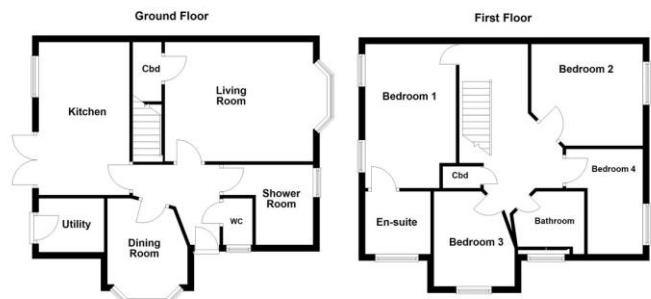
## TENURE

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		

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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