



Browns Lane
Tamworth, B79 8TB

£400,000

Property Features

- Spacious four-bedroom family home
- Large living room ideal for entertaining
- Open-plan kitchen and dining area
- Useful pantry, utility room and ground floor WC
- Garage with external access
- Well-proportioned bedrooms including three doubles
- Family bathroom on the first floor
- Excellent storage throughout both floors
- Practical and flexible layout for modern living
- Ideal home for growing families

Full Description

This spacious and well-arranged four-bedroom family home offers generous living accommodation, a versatile layout and excellent storage throughout, making it ideal for modern family life.

THE FORE

To the front, the property benefits from an enclosed porch leading into a welcoming entrance hall, setting the tone for the space and practicality found throughout the home.

GROUND FLOOR

The ground floor features a large living room, perfect for relaxing and entertaining, alongside an impressive open-plan kitchen and dining area that forms the heart of the home. Additional benefits include a useful pantry, ground floor WC, utility room and a garage, providing excellent functionality for day-to-day living.

LIVING ROOM

23' 6" x 10' 9" (7.16m x 3.28m)

OPEN PLAN KITCHEN/DINING ROOM

29' 3" x 9' 9" (8.92m x 2.97m)

UTILITY ROOM

10' 3" x 4' 5" (3.12m x 1.35m)

WC

6' x 2' 4" (1.83m x 0.71m)

FIRST FLOOR

On the first floor, there are four well-proportioned bedrooms, including three doubles, all served by a family bathroom.

The first floor offers access to multiple storage cupboards, enhancing the home's practical appeal.



BEDROOM ONE

14' 8" x 10' 8" (4.47m x 3.25m)

BEDROOM TWO

14' 2" x 9' (4.32m x 2.74m)

BEDROOM THREE

11' 7" x 9' 7" (3.53m x 2.92m)

BEDROOM FOUR

11' 2" x 7' 6" (3.4m x 2.29m)

BATHROOM

10' x 6' (3.05m x 1.83m)

THE REAR

To the rear, the property enjoys a private outdoor space, ideal for family use, entertaining and summer dining, with the added advantage of garage 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.

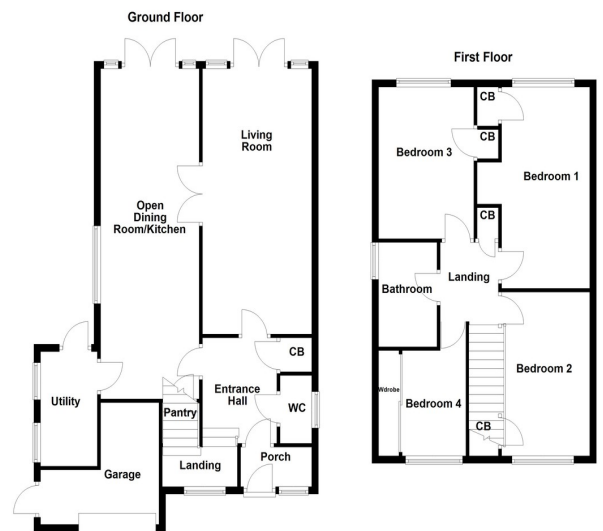
TENURE

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.





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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 and 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