



Austen Drive
Tamworth, B78 3BN

£355,000

Property Features

- Three generous bedrooms
- Spacious and well lit lounge
- Open plan kitchen and dining room
- Ground floor WC
- Main bedroom with en suite shower room
- Modern family bathroom
- Good storage throughout
- Enclosed rear garden with patio and lawn
- Well maintained and move in ready
- Suitable for families or first time buyers

Full Description

This well presented three bedroom property offers bright, well proportioned accommodation arranged over two floors. The home features a modern open plan kitchen and dining space, a spacious lounge, and a private rear garden, making it well suited to families.

THE FORE

The property is set back from the road with an attractive frontage. A paved pathway leads to the main entrance, with space to the front providing a smart and welcoming first impression.

GROUND FLOOR

The ground floor is accessed via a central hallway which provides access to all main living areas. The lounge is a generous size and benefits from excellent natural light, creating a comfortable and inviting living space. To the rear, the kitchen and dining room is arranged in an open plan layout and offers ample worktop and storage space along with room for a family dining table. A ground floor WC and useful storage cupboard complete the accommodation on this level.

LIVING ROOM

17' x 10' 8" (5.18m x 3.25m)

WC

4' 8" x 4' 6" (1.42m x 1.37m)

OPEN PLAN KITCHEN/DINING ROOM

17' x 15' 3" (5.18m x 4.65m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms. The main bedroom benefits from its own en suite shower



room, while the remaining bedrooms are served by a modern family bathroom. The layout is practical and well balanced, with all rooms accessed from a central landing.

BEDROOM ONE

13' 9" x 11' 6" (4.19m x 3.51m)

BEDROOM ONE EN-SUITE

7' 9" x 6' 3" (2.36m x 1.91m)

BEDROOM TWO

12' 9" x 12' 4" (3.89m x 3.76m)

BEDROOM THREE

7' 5" x 7' 2" (2.26m x 2.18m)

BATHROOM

6' 8" x 6' (2.03m x 1.83m)

THE REAR

To the rear is a private garden offering a mix of patio and lawn, providing space for outdoor seating, entertaining, and family use. The garden is enclosed and offers a pleasant outdoor retreat with scope for further personalisation.

GARAGE

21' 4" x 10' 7" (6.5m x 3.23m)

ANTI MONEY LAUNDERING

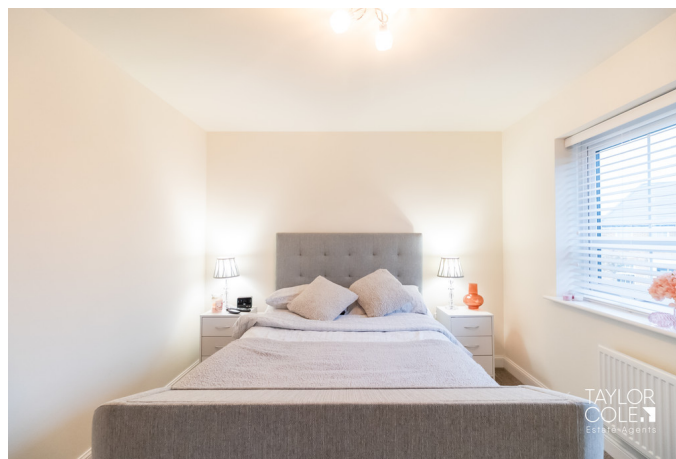
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

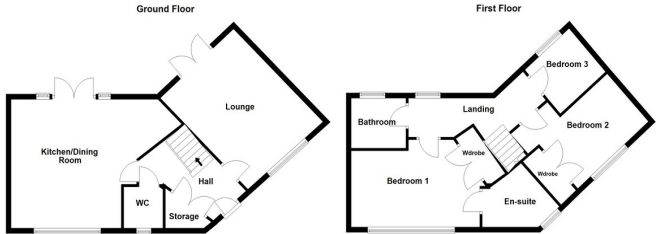
TENURE

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	84 B	94 A
81-91	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