



Longbourn Crescent
Tamworth, B78 3ES

£495,000

Property Features

- Spacious five bedroom detached family home
- Two bedrooms with en suite facilities
- Large kitchen dining area ideal for entertaining
- Separate living room and utility room
- Guest cloakroom on the ground floor
- Sizeable garage
- Driveway providing off street parking
- Generous and private rear garden
- Well balanced accommodation over two floors
- Popular residential location ideal for families

Full Description

This impressive and well maintained five bedroom detached family home offers generous and versatile accommodation arranged over two floors. With multiple reception spaces, a large kitchen dining area, garage and two en suite bedrooms, the property is ideal for growing families seeking both space and comfort.

THE FORE

To the front, the property benefits from a smart and attractive facade with a driveway providing off street parking and access to the garage. The entrance is welcoming and set within a popular residential setting.

GROUND FLOOR

The ground floor offers a spacious and well planned layout. A bright living room provides an excellent space for relaxation, while the impressive kitchen dining area forms the heart of the home and is ideal for family living and entertaining. The kitchen offers ample worktop and storage space with room for dining furniture and access to the rear garden. A separate utility room adds further practicality. A hallway connects the accommodation and includes a guest cloakroom and storage.

LIVING ROOM

20' 1" x 10' 9" (6.12m x 3.28m)

OPEN PLAN KITCHEN/DINING AREA

27' 2" x 11' 5" (8.28m x 3.48m)

WC

4' 8" x 2' 7" (1.42m x 0.79m)

UTILITY ROOM

8' 8" x 5' 5" (2.64m x 1.65m)



FIRST FLOOR

The first floor provides five well proportioned bedrooms arranged around a central landing. The main bedroom benefits from its own en suite shower room, with bedroom two also enjoying en suite facilities. The remaining bedrooms are versatile and suitable for children, guests or home office use. A modern family bathroom completes the first floor accommodation.

BEDROOM ONE

13' 8" x 11' (4.17m x 3.35m)



BEDROOM ONE EN-SUITE

6' 7" x 4' 9" (2.01m x 1.45m)

BEDROOM TWO

10' 6" x 10' 4" (3.2m x 3.15m)



BEDROOM TWO EN-SUITE

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

BEDROOM THREE

13' 4" x 8' 1" (4.06m x 2.46m)

BEDROOM FOUR

11' x 9' 1" (3.35m x 2.77m)

BEDROOM FIVE

10' 3" x 6' 4" (3.12m x 1.93m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

THE REAR

To the rear, the property enjoys a generous and well maintained garden, mainly laid to lawn with patio areas ideal for outdoor seating and entertaining. The garden offers excellent space for families and benefits from a good degree of privacy.



GARAGE

16' 6" x 8' 1" (5.03m x 2.46m)

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



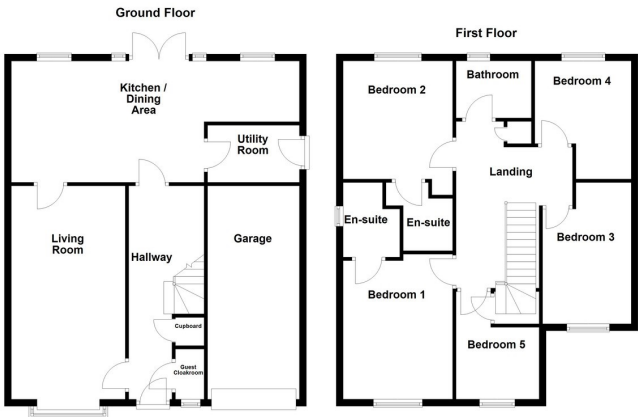
contract) prior to Solicitors being instructed.

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		93 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