



Meadow Park  
Tamworth, B79 7RR

£260,000



# Property Features

- Spacious family home with flexible accommodation
- Bright and welcoming living room
- Open plan kitchen, dining and family room
- Utility room with additional storage
- Garage with internal access
- Three well proportioned bedrooms
- Family bathroom on the first floor
- Driveway providing off road parking
- Enclosed rear garden with patio and lawn
- Ideal property for families or upsizers



## Full Description

This well presented family home offers generous and versatile accommodation, combining bright living spaces with a practical layout ideal for modern living. With a huge reception area, a spacious kitchen and dining room, garage, and a pleasant rear garden, the property is well suited to families or those seeking flexible space.

### THE FORE

The property is approached via a driveway providing off road parking and access to the garage. The frontage is neat and welcoming, with a pathway leading to the main entrance and a pleasant residential outlook.



### GROUND FLOOR

The entrance hall provides a central point of access and includes useful storage. To the front is a comfortable living room, ideal for relaxing. To the rear, the kitchen, dining and family room forms an impressive open space, perfect for everyday living and entertaining, with doors opening out to the garden. A separate utility room offers additional storage and practical workspace, with internal access to the garage completing the ground floor accommodation.



### LIVING ROOM

18' 8" x 10' 9" (5.69m x 3.28m)

### OPEN PLAN DINING ROOM/KITCHEN/FAMILY ROOM

23' 2" x 19' 6" (7.06m x 5.94m)

### UTILITY ROOM

9' 8" x 8' (2.95m x 2.44m)

### GARAGE

13' 6" x 8' (4.11m x 2.44m)



## FIRST FLOOR

The first floor comprises three well proportioned bedrooms, all accessed from a central landing. The main bedroom is generously sized, while the remaining bedrooms offer flexibility for family use, guests or home working. A family bathroom serves the floor and is fitted with modern fixtures.

### BEDROOM ONE

11' x 9' 6" (3.35m x 2.9m)

### BEDROOM TWO

10' x 9' 3" (3.05m x 2.82m)

### BEDROOM THREE

6' 9" x 6' 8" (2.06m x 2.03m)

### BATHROOM

5' 8" x 5' 5" (1.73m x 1.65m)

### THE REAR

The rear garden is mainly laid to lawn with a patio area, providing an excellent space for outdoor dining and relaxation. The garden offers a good degree of privacy and is ideal for families, pets or those who enjoy gardening.

### 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

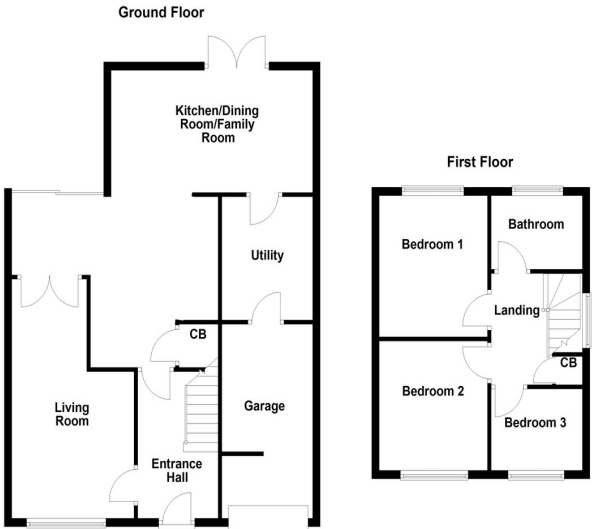
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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