



Rosings Drive  
Tamworth, B78 3EZ

£375,000

# Property Features

- Three bedroom detached family home
- Spacious living room
- Open plan kitchen and dining room with rear garden access
- Seperate utility room and ground floor WC
- Main bedroom with en-suite shower room
- Two further well-proportioned bedroom
- Modern family bathroom
- Integral garage suitable for either storage or parking
- Private rear garden with patio area
- Driveway providing offroad parking for multiple vehicles



## Full Description

This well presented three bedroom detached family home offers spacious and versatile accommodation arranged over two floors, making it ideal for growing families or buyers looking for a comfortable and modern living space. The property benefits from generous room sizes, a practical layout, and a private rear garden, along with off road parking and an integral garage.

Inside, the home provides a bright living room, an open plan kitchen and dining area that overlooks the garden, a useful utility room, and a convenient ground floor WC. The first floor offers three bedrooms, including a main bedroom with en suite, alongside a modern family bathroom.



### THE FORE

The property is positioned within a modern residential development and enjoys an attractive brick frontage. A driveway at the front of the property provides off road parking for multiple vehicles and leads to the integral garage, offering additional parking or storage. A pathway leads to the main entrance and the overall setting creates a welcoming first impression, with neighbouring properties of a similar style contributing to a pleasant residential environment.



### GROUND FLOOR

Upon entering the property, you are welcomed into the entrance hall which provides access to the main living spaces, staircase to the first floor, and a useful storage cupboard. The living room is generously sized and benefits from large windows which allow plenty of natural light to fill the space, creating a comfortable and inviting room for relaxing or entertaining.

To the rear of the property is the open plan kitchen and dining room. The kitchen is fitted with a range of modern units and work surfaces, with space for appliances and a



dining table, making it a practical space for both everyday living and family gatherings. French doors open out onto the rear garden, allowing natural light to flow through the room. The ground floor is completed by a separate utility room and a convenient WC.

#### LIVING ROOM

16' 5" x 13' 5" (5m x 4.09m)

#### OPEN PLAN KITCHEN/DINING ROOM

17' 6" x 12' 3" (5.33m x 3.73m)

#### UTILITY ROOM

6' 6" x 6' (1.98m x 1.83m)

#### WC

6' 5" x 2' 9" (1.96m x 0.84m)

#### FIRST FLOOR

The first floor landing provides access to three bedrooms and the family bathroom. The main bedroom is spacious and benefits from its own en suite shower room, creating a private and comfortable retreat.

The remaining two bedrooms are all well proportioned and can easily accommodate a range of uses such as children's bedrooms, guest rooms, or a home office. The family bathroom is fitted with a bath, wash basin, and WC, providing a practical space for the household.

#### BEDROOM ONE

19' 1" x 10' 6" (5.82m x 3.2m)

#### BEDROOM ONE EN-SUITE

6' 8" x 4' 6" (2.03m x 1.37m)

#### BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m)

#### BEDROOM THREE

10' 7" x 6' 9" (3.23m x 2.06m)

#### BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m)

#### THE REAR

The rear garden offers a generous outdoor space which is mainly laid to lawn with a paved patio area, providing an ideal setting for outdoor dining, relaxing, or entertaining guests. The garden is enclosed by fencing, offering a good



level of privacy and making it suitable for families or those with pets.

The layout of the garden allows plenty of room for seating, play areas, or further landscaping if desired, creating a versatile outdoor space to enjoy throughout the year.

#### GARAGE

20' 3" x 10' 3" (6.17m x 3.12m)

#### ANTI MONEY LAUNDERING

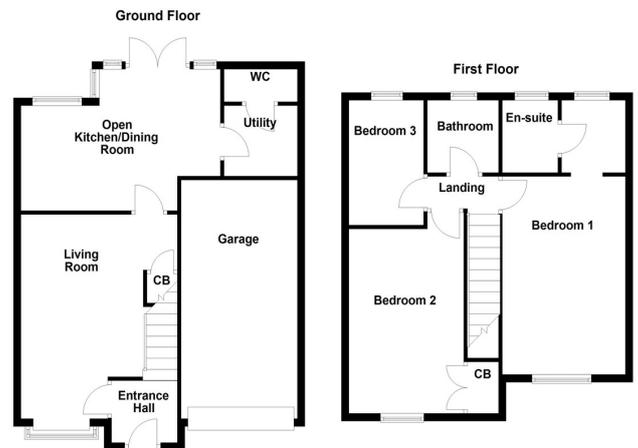
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		94 A
81-91	B	82 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