



Austen Drive
, Tamworth, , B78 3FH

£465,000

Property Features

- Detached four bedroom family home
- Sought after corner plot position
- Large multi-car driveway
- Detached garage
- Finished to a high standard throughout
- Stylish kitchen with island and premium finishes
- Large principal bedroom with en-suite
- Spacious and versatile living accommodation
- No onward chain
- Excellent access to local amenities and Ventura retail park

Full Description

This impressive four bedroom detached home occupies a generous corner plot and is presented to a high standard throughout, offering spacious and versatile accommodation ideal for modern family living. With well balanced living spaces, contemporary finishes, and a thoughtfully designed layout, the property is ready to move into and available with no onward chain.

Positioned within a sought after residential development, the home benefits from excellent local amenities including nearby schooling and is just a stone's throw from Ventura Retail Park, providing convenient access to a wide range of shops, dining, and leisure facilities.

THE FORE

The property enjoys a prominent position on a desirable corner plot, with an attractive frontage and a substantial multi car driveway providing ample off road parking. The driveway leads to a detached garage, offering additional storage or secure parking.

The surrounding area is well maintained and family friendly, with nearby green spaces and a pleasant outlook. The positioning of the plot enhances privacy while still being conveniently located for local amenities and transport links.

GROUND FLOOR

The ground floor offers a welcoming entrance hall leading to a spacious lounge, filled with natural light and providing an ideal setting for relaxation and entertaining. A separate dining room offers further flexibility, perfect for formal dining or as an additional family space.

To the rear, the impressive kitchen/breakfast room is a standout feature, fitted with high quality units and finishes including Antico flooring, granite work surfaces, wine cabinets, and a central island, creating a stylish and functional heart of the home. French doors open out to the



garden, seamlessly connecting indoor and outdoor living, while a convenient WC and useful storage complete the ground floor.

LIVING ROOM

10' 1" x 16' 8" (3.07m x 5.08m)

DINING ROOM

10' 8" x 9' 6" (3.25m x 2.9m)

KITCHEN/BREAKFAST ROOM

15' x 15' (4.57m x 4.57m)

WC

2' 7" x 5' 4" (0.79m x 1.63m)

FIRST FLOOR

Upstairs, the property continues to impress with four well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en suite shower room, providing a private and comfortable retreat. The remaining bedrooms are all generously sized and versatile, suitable for family living, guest accommodation, or home working. A modern family bathroom serves the additional bedrooms, all finished to a high standard consistent with the rest of the home.

BEDROOM ONE

10' 1" x 13' 3" (3.07m x 4.04m)

BEDROOM ONE EN-SUITE

3' 8" x 6' 7" (1.12m x 2.01m)

BEDROOM TWO

8' 6" x 12' 8" (2.59m x 3.86m)

BEDROOM THREE

12' 2" x 10' 2" (3.71m x 3.1m)

BEDROOM FOUR

7' 4" x 7' (2.24m x 2.13m)

BATHROOM

6' 1" x 5' 7" (1.85m x 1.7m)

THE REAR

The rear garden is designed for low maintenance and outdoor enjoyment, featuring a spacious patio area ideal for entertaining, al fresco dining, or simply relaxing in a private



setting.

The garden is fully enclosed, making it suitable for families and pets, and provides direct access to the detached garage. The overall outdoor space complements the interior perfectly, offering both practicality and a pleasant environment to enjoy year round.

GARAGE

10' 7" x 21' (3.23m x 6.4m)

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 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