



Cumberland Drive
Tamworth, B78 3YA

£450,000

Property Features

- Four bedroom detached family home
- Impressive open plan kitchen dining and sitting room
- Separate spacious living room with feature fireplace
- Additional office ideal for working from home or playroom
- Utility room and ground floor WC for added convenience
- Principal bedroom with fitted wardrobes and en suite
- Three further well proportioned bedrooms
- Modern family bathroom and built in storage from landing
- Driveway providing ample off road parking
- Generous enclosed rear garden with patio and lawn areas



Full Description

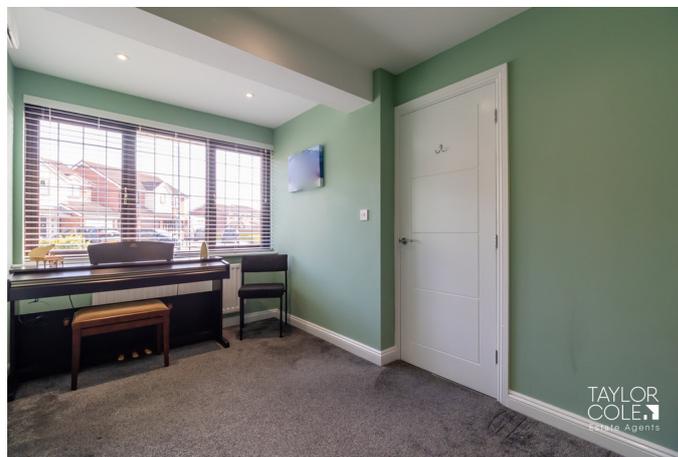
Situated on the popular County Drive in Fazeley, this substantial and beautifully extended four bedroom detached family home offers an impressive amount of space, perfectly designed for modern living. At the heart of the property is a stunning open plan kitchen, dining and sitting area, flooded with natural light and providing an ideal setting for both everyday family life and entertaining. Complemented by a separate living room and additional ground floor rooms, the layout offers excellent flexibility for a variety of needs. The property is well presented throughout, with generous room proportions and a thoughtful layout that caters to growing families or those working from home. With the added benefit of a driveway and a well maintained rear garden, this home effortlessly combines practicality with a high standard of living.

THE FORE

The property enjoys an attractive position along the highly regarded County Drive, set back from the road behind a neatly maintained frontage that enhances its kerb appeal. A generous driveway provides ample off-road parking for multiple vehicles and leads to the main entrance, offering both practicality and convenience for family living. The front aspect is well presented, with a tidy layout that complements the overall appearance of the home. Defined boundaries and surrounding greenery help create a sense of privacy while maintaining an open and welcoming feel. The approach to the property is both functional and inviting, making a strong first impression within this popular residential setting.

GROUND FLOOR

Upon entering, you are welcomed by a central entrance hall that provides access to the main living spaces. To the front, the living room is a spacious and comfortable setting, ideal



for relaxing, with a feature fireplace adding a focal point. To the rear, the standout feature of the home is the impressive open plan kitchen, dining and sitting room. This expansive space is beautifully designed with a modern fitted kitchen, generous dining area, and additional seating space. Large openings and glazing allow for an abundance of natural light, while direct access to the garden enhances the indoor outdoor flow.

Further ground floor accommodation includes a useful office, perfect for working from home or as a playroom, along with a utility room and a convenient WC, all adding to the practicality of the layout.



LIVING ROOM

14' 9" x 15' 8" (4.5m x 4.78m)

OPEN PLAN KITCHEN/DINING/SITTING ROOM

23' 2" x 19' 5" (7.06m x 5.92m)

WC

3' 6" x 4' (1.07m x 1.22m)

UTILITY ROOM

4' 8" x 7' 6" (1.42m x 2.29m)



OFFICE/GYM

7' 6" x 12' 5" (2.29m x 3.78m)

FIRST FLOOR

The first floor offers four well proportioned bedrooms, providing ample space for family living. The principal bedroom benefits from fitted wardrobes and a private en suite shower room, creating a comfortable and private retreat.

The remaining bedrooms are all of good size and are served by a modern family bathroom. Additional built in storage can be found from the landing, ensuring the home remains both functional and well organised.



BEDROOM ONE

11' 8" x 12' 7" (3.56m x 3.84m)

BEDROOM ONE EN-SUITE

5' x 6' 4" (1.52m x 1.93m)

BEDROOM TWO

9' x 11' 9" (2.74m x 3.58m)

BEDROOM THREE



7' 8" x 11' 8" (2.34m x 3.56m)

BEDROOM FOUR

8' x 10' (2.44m x 3.05m)

BATHROOM

6' 2" x 8' 9" (1.88m x 2.67m)

THE REAR

The rear garden is a well maintained and private outdoor space, featuring a neatly kept lawn bordered by mature shrubs and trees that provide a pleasant degree of screening. A paved patio area sits directly to the rear of the property, ideal for outdoor seating and entertaining, with a curved pathway leading to a useful garden outbuilding at the rear. The garden offers a good balance of lawn and planting, creating an attractive and functional space suitable for both relaxation and family use.

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	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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