TAYLOR COLE
Estate Agent









Chatsworth

Tamworth, B79 7SJ

£375,000

Property Features

- Substantial Four-Bedroom Detached Family Home
- Sizeable dining room
- Expansive Double Garage
- Generously Proportioned Living Room
- Separate Kitchen and Utility Room
- Ground-Floor WC
- Principal Bedroom with En-Suite
- Separate First-Floor Family Bathroom
- Generous Corner Position with Gardens and Driveway Parking
- No Onward Chain









Full Description

Occupying a substantial corner position on Chatsworth, this four-bedroom detached home offers an exceptionally spacious and versatile layout, with generous accommodation across both floors and an expansive double garage. The ground floor provides a large living room, separate dining room, kitchen, utility and WC, while the first floor offers four bedrooms, a family bathroom and an en-suite to Bedroom One. With its distinctive frontage, extensive garage space and well-proportioned rooms, the property offers plenty of scope for a purchaser to personalise the home to their own tastes.

THE FORE

The property enjoys a prominent corner setting with an attractive and distinctive brick-built exterior, complemented by traditional leaded-style windows and a substantial frontage. A lawned area wraps around the property, while the broad driveway provides convenient off-road parking and leads directly to the impressive double garage.

The double garage is a particularly notable feature, offering an excellent amount of secure parking and storage space. Its generous proportions also provide considerable versatility for vehicles, hobbies, equipment or general household storage, while retaining direct access into the main accommodation.

GROUND FLOOR

An entrance hallway provides access to the principal ground-floor rooms, including a particularly generous living room extending through much of the depth of the property. The room benefits from windows to multiple aspects and offers ample space for a variety of furniture arrangements.

The kitchen provides a good amount of workspace and storage and sits alongside a separate utility room, helping to keep everyday household tasks away from the main living

areas. A ground-floor WC adds further practicality, while internal access to the expansive double garage is another valuable feature of the layout.

LIVING ROOM
12' 2" x 16' 2" (3.71m x 4.93m)

DINING ROOM
10' 3" x 11' 7" (3.12m x 3.53m)

KITCHEN
17' 5" x 13' 1" (5.31m x 3.99m)

WC
2' 7" x 7' 6" (0.79m x 2.29m)

FIRST FLOOR
Upstairs, the landing connects four bedrooms of varying proportions, providing a versatile arrangement for family life, guests or home working. Bedroom One is a particularly generous principal bedroom and benefits from built-in wardrobe storage together with its own en-suite, creating a comfortable degree of separation from the remaining bedrooms.
Bedroom Two also benefits from built-in wardrobe storage, with Bedrooms Three and Four completing the sleeping accommodation. Bedroom three in particular enjoys beautiful views over the rear of the property. In addition to the en-suite, there is a separate first-floor family bathroom, providing useful facilities for a larger household and ensuring the principal bedroom retains its own private bathroom provision.

BEDROOM ONE
11' 3" x 12' 4" (3.43m x 3.76m)

BEDROOM ONE EN-SUITE
5' 3" x 5' 7" (1.6m x 1.7m)

BEDROOM TWO
10' 7" x 12' 4" (3.23m x 3.76m)

BEDROOM THREE
7' 3" x 8' 4" (2.21m x 2.54m)

BEDROOM FOUR
7' 3" x 7' 8" (2.21m x 2.34m)

BATHROOM









6' 9" x 5' 7" (2.06m x 1.7m)

THE REAR

The rear garden offers a substantial outdoor space with a combination of lawn, paved areas and established planting around the boundaries. Its overall proportions provide plenty of opportunity for a new owner to reshape or landscape the garden to suit their preferences, whether creating larger seating areas, additional planting or a more formal lawned setting.

The garden wraps around the property and complements the generous footprint of the house, with mature greenery and boundary treatments providing definition to the space. Access back towards the house and its rear-facing accommodation makes the garden a practical extension of the living space during the warmer months.

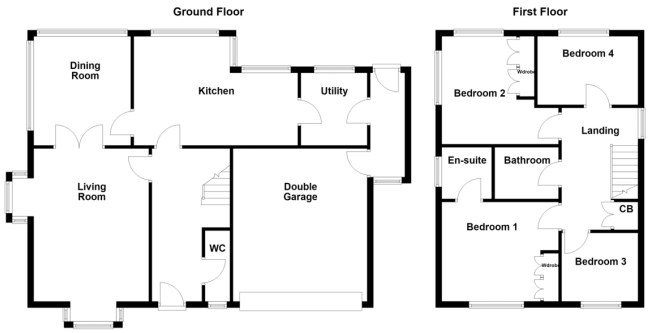


DOUBLE GARAGE

16' 4" x 18' 5" (4.98m x 5.61m)

UTILITY ROOM

7' x 7' 7" (2.13m x 2.31m)



ANTI MONEY LAUNDERING

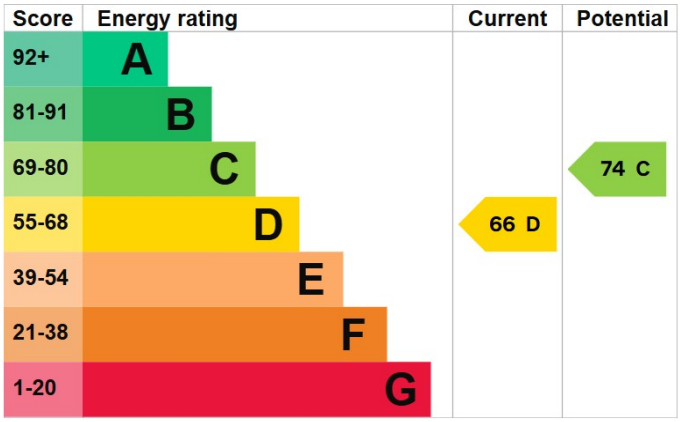
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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