



Bill Tandy
and Company

23 Lowes Drive, Tamworth, Staffordshire, B77 2TT

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

**23 Lowes Drive, Tamworth,
Staffordshire, B77 2TT**

£385,000

Bill Tandy and Company are delighted in offering for sale this modern detached family home located on this highly sought after development, ideally situated within walking distance of Morrisons superstore and providing ideal commutability with nearby access to the A5, A38 and M42. This generously sized property is one of the largest detached homes on the development offering generously sized accommodation with a modern interior and with the benefit of an additional orangery (currently being constructed). The property itself, which we strongly recommend is viewed internally for it to be fully appreciated, comprises reception hall, guests cloakroom, lounge, separate dining room, dining kitchen with utility room, four first floor bedrooms with the main bedroom having a feature vaulted ceiling and en suite shower room, and there is a family bathroom. The owners have substantially improved the frontage with a generous block paved driveway providing parking for several vehicles and leads to the garage, and there is a rear garden.



CANOPY PORCH

having double glazed front entrance door which opens to:

RECEPTION HALL

having LVT Karndean floor, radiator, stairs to first floor with under stairs storage cupboard and door to:

LOUNGE

5.34m into bay x 3.91m (17' 6" into bay x 12' 10") having a walk-in double glazed square bay window to front and two radiators.

DINING ROOM

4.63m x 2.83m (15' 2" x 9' 3") having double glazed French doors to rear and radiator.

DINING KITCHEN

4.16m x 3.48m (13' 8" x 11' 5") with double glazed window and French doors to rear garden, radiator, LVT Karndean floor, modern units comprising base cupboards and drawers surmounted by round edge work tops, tiled surround, wall mounted cupboards, inset one and a half bowl composite sink with swan neck mixer tap, Neff double oven with Neff four ring gas hob and extractor fan above, integrated Hotpoint dishwasher, space ideal for fridge and door to:

UTILITY ROOM

2.49m x 1.59m (8' 2" x 5' 3") having double glazed window to rear, radiator, door to garage, base and wall mounted storage cupboards, round edge work top, inset stainless steel sink with tiled splashback surround, spaces ideal for freezer, washing machine and tumble dryer.

FIRST FLOOR LANDING

having double glazed window to front, radiator, airing cupboard housing tank and doors open to:



BEDROOM ONE

5.48m x 3.94m (18' 0" x 12' 11") a generously sized main bedroom having a partially vaulted ceiling, feature double glazed half moon window to front with shutters, double glazed window to side with shutters, two radiators and door to:

EN SUITE SHOWER ROOM

having double glazed window to side with shutters, radiator, vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C. and shower cubicle with shower appliance over and tiled surround, illuminated mirror and spotlighting.

BEDROOM TWO

3.66m max x 3.64m (12' 0" max x 11' 11") having double glazed window to rear and radiator.

BEDROOM THREE

3.60m x 2.86m (11' 10" x 9' 5") having double glazed window to rear and radiator.

BEDROOM FOUR

3.09m x 2.88m (10' 2" x 9' 5") having double glazed window to front.



BATHROOM

2.34m x 1.96m (7' 8" x 6' 5") having obscure double glazed window to rear, radiator, spotlighting and a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower appliance over.

OUTSIDE

To the front of the property is a generously sized parking area which has been superbly extended and upgraded by the current owner with a block paved front driveway with access to a side gate and garage and provides parking for numerous vehicles. To the rear is a paved patio with shaped lawn set beyond, raised borders with retaining wall and mature trees and shrubs for screening.

GARAGE

approached via an up and over entrance door and having door to utility room.



AGENTS NOTE

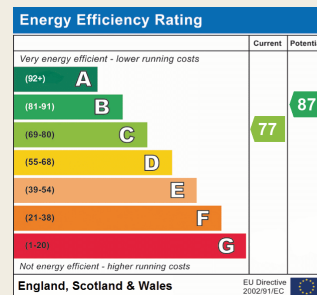
We understand from the owner there is a development charge of approximately £50.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band E.

FURTHER INFORMATION

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



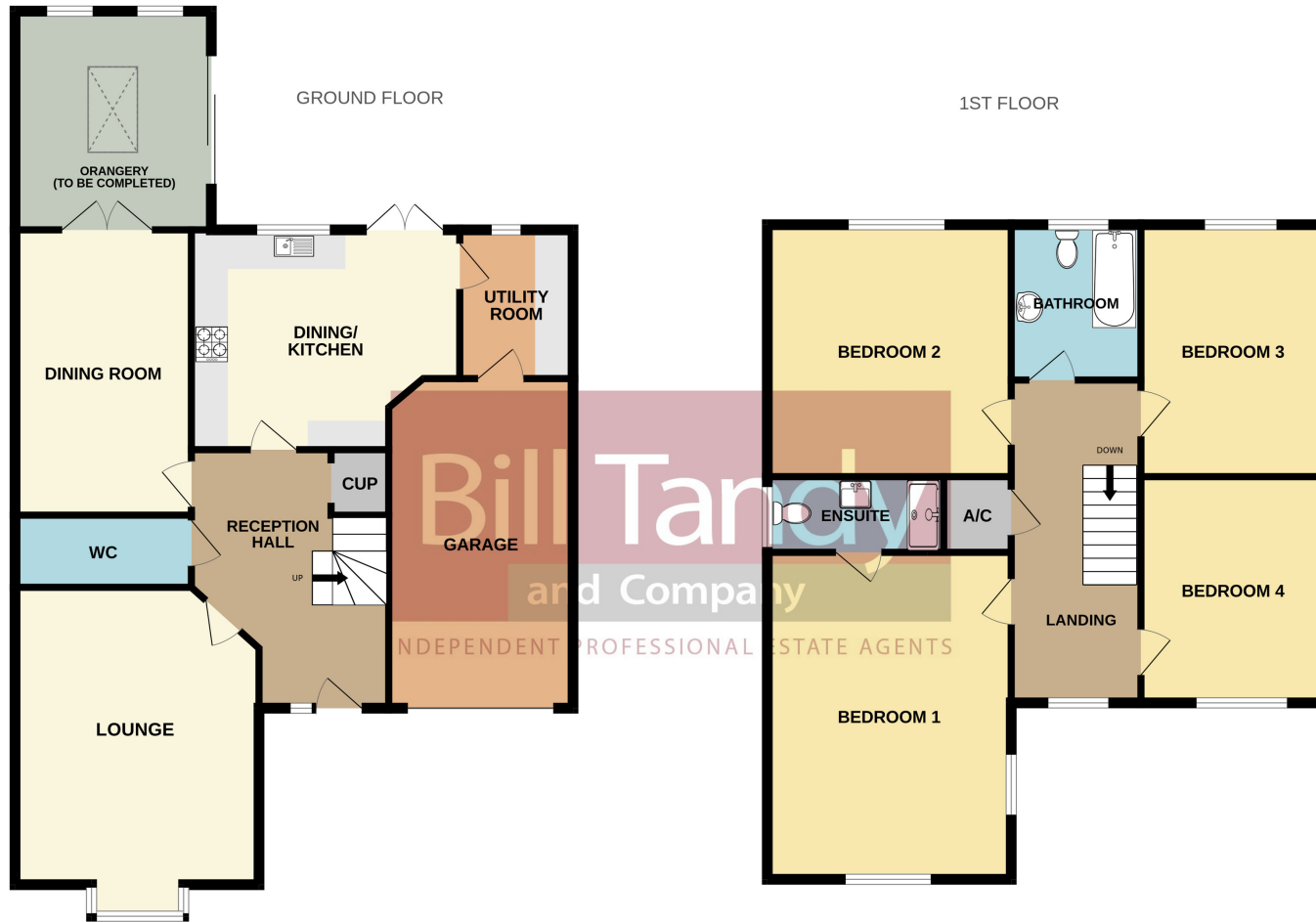
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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