



Selker Drive

Amington, Tamworth, B77 3QT

£390,000

Property Features

- Spacious & Well Detached Residence
- Through Entrance Hall & Guest Cloakroom
- Superb Open Aspect Kitchen / Dining Room
- Cosy Lounge
- Three Further Bedrooms
- Family Bathroom
- Garage & Driveway
- Attractive Rear & Fore Gardens
- Freehold

Full Description

Taylor Cole Estate Agents are delighted to offer 'For Sale' this spacious and well detached residence located upon this sought-after residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising of; through entrance hall, lounge, refitted kitchen / dining area, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, attractive rear and fore gardens, garage, tarmacadam driveway. Internal viewing is a necessity.

This charming four bedroom detached family home resides only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a neat lawned fore garden which sits adjacent to the tarmacadam driveway providing ample off-road parking and access to the side entrance gate, garage door and front entrance door.

THROUGH ENTRANCE HALL

Accessed via the secure UPVC double glazed front entrance door and having ceiling to floor, obscured double glazed side screen, stairs off to first floor landing with storage cupboard beneath, wall sockets, radiator, telephone connection point, quality wood gain effect flooring and open arch into;

SUPERB OPEN ASPECT KITCHEN / DINING AREA

28' 00" (into bay) x 9' 03" (8.53m x 2.82m)

KITCHEN

This magnificent open aspect room is perfect for modern day living requirements, with the kitchen area itself having a matching range of base units and draws, recess and plumbing for washing machine, recess and plumbing for dishwasher, recess and point for free-standing fridge-freezer, complimentary fitted wine rack, a built-in double 'Belling' oven with four ring 'CDA' hob, tiled splashback and extractor hood over, rolltop working surfaces, inset bowl and a half sink and drainer unit with hot and cold mixer tap over, complimentary tiled surround, wall sockets, a matching range of wall units offering further storage space, UPVC double glazed window overlooking the rear garden, ceiling downlighters,



continuing rolltop breakfast bar with chair and storage cupboard recess below, obscure UPVC double glazed door leading to side passage and quality wood grain effect flooring opening to;

DINING AREA

Superb floor space for a free-standing dining room table and ceiling light point above, and feature bay window with UPVC double glazed window to the front aspect, radiator and wall sockets.

LOUNGE

14' 09" x 13' 07" (into bay) (4.5m x 4.14m)

Positioned to the rear of the property, the lounge has a UPVC double glazed bay window overlooking the rear garden, a feature gas fire with decorative surround, marble backdrop and marble heath, two ceiling light point, two radiators, wall sockets, television connection point, wall sockets, floor space for free-standing lounge furniture and door into;

GUEST CLOAKROOM

4' 09" x 2' 06" (1.45m x 0.76m)

This matching suite comprises of a W/C, corner hand wash basin with hot and cold taps over and tiled splashback, ceiling light point, extractor fan and tile effect flooring.

FIRST FLOOR LANDING

Having the loft hatch access, ceiling light point, wall socket, door into the airing cupboard enclosing the pre-lagged hot water tank and towel shelving units and doors into;

MASTER BEDROOM

10' 11" x 15' 05" (3.33m x 4.7m)

This spacious master bedroom offers fantastic floor space for free-standing furniture, with the room itself having three UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall sockets, television connection point, courtesy wall mounted bedside reading lights, built-in wardrobe which encloses hanging rails and shelving units and door into;

MASTER BEDROOM EN-SUITE

8' 05" x 4' 05" (2.57m x 1.35m)

The modern en-suite has a close coupled W/C which is set within a vanity unit with hand wash basin above with hot and cold mixer tap and toiletry storage beneath, a walk-in shower unit with waterfall shower head and detachable hose, extractor fan, ceiling downlighters, shaver socket, heated towel rail, obscure UPVC double glazed window to the front aspect and tiled flooring.

BEDROOM TWO

12' 03" x 8' 05" (3.73m x 2.57m)

Positioned to the rear of the property and having a UPVC double glazed window overlooking the rear garden, bedroom two has a ceiling light point, radiator, wall sockets, television connection point and built-in wardrobe which encloses hanging rails and shelving units.



BEDROOM THREE

10' 02" x 8' 05" (3.1m x 2.57m)

Boasting floor space for a double bed, the second bedroom has a ceiling light point, radiator, UPVC double glazed window to the rear and built-in wardrobe enclosing hanging rail and shelving units.

BEDROOM FOUR

7' 00" x 6' 11" (2.13m x 2.11m)

Currently being utilised as a dressing room, the fourth bedroom has a ceiling light point, radiator, UPVC double glazed window to the rear and built-in wardrobe enclosing hanging rail and shelving units.

REFITTED FAMILY BATHROOM

5' 06" x 8' 06" (1.68m x 2.59m)

Having a half tiled surround, a close coupled W/C, pedestal hand wash basin with hot and cold taps over, a panelled bath with hot and cold taps, ceiling downlighters, extractor fan, radiator, obscure UPVC double glazed window to the side and tiled flooring.

GARAGE

With an 'up and over' garage door leading from the front driveway, the garage offers superb additional storage space or off-road parking facilities, wall sockets, ceiling light point and side door leading to the side passage.

REAR GARDEN

The attractive rear garden has a slabbed patio with feature block paved boarder surround, the side path leads to the side entrance gate and side garage door, a neat lawn occupies the centre of the garden and continues to all boundaries which in turn are lined with timber fencing.

TENURE

We have been advised that this property is freehold, however prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWINGS

By prior appointment with Taylor Cole Estate Agents on 01827 311412



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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 and 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