



Tamworth Road

Two Gates, Tamworth, Staffordshire, B77 1EA

Offers Over £400,000



# Property Features

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- Executive Detached Family Home
- Entrance Hall
- Spacious Lounge
- Separate Dining Room
- Fitted Kitchen
- Guest Cloakroom
- Master Bedroom With En-Suite
- Three Further Bedrooms & Fitted Bathroom
- Garage & Driveway
- Viewing Recommended

## Full Description

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

This superb four bedroom executive detached home resides within a pleasant private drive of only three properties and has a wrap around fore garden with well maintained ever greens and shrubbery, tarmac drive way provides off road parking facilities along with access to the up and over garage door with the composite front entrance door situated within an open recessed porch, external courtesy lighting adjacent.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, stairs of to first floor landing, radiator, telephone connection point, wall sockets, tiled flooring and door into:

### LOUNGE

11' 02" x 15' 09" (3.4m x 4.8m)

The duel aspect lounge has UPVC double glazed windows to both the side and front, a feature gas fire with quartz surround matching back drop, matching half, ceiling light point, two radiators, wall sockets, television connection point, ample floor space for free standing lounge furniture and open arch into:

### DINING ROOM

9' 00" x 9' 01" (2.74m x 2.77m)

Offering superb floor space for a free standing dinning room table with ceiling light point above, radiator, wall sockets, UPVC double glazed window to the rear and door into:

### SUPERB OPEN ASPECT KITCHEN/DINING AREA

14' 07" x 10' 09" (4.44m x 3.28m)

This modern open aspect room is positioned to the rear of the property with the kitchen area itself having a matching range of base units and draws, integrated Neff dishwasher, integrated fridge, a tower oven display with built in double ness ovens and additional storage above and beneath. Quartz working surfaces with in set one and half sink and hot and cold mixer taps over with drainer grooves adjacent and matching up stands, a five ring Neff induction hob with splash back and Neff extractor hood over, wall sockets a



matching range of wall units offering further storage space, UPVC double glazed window over looking the rear garden, ceiling down lighters and tiled flooring opening to the separate dining section with UPVC double glazed french doors opening out to the rear patio, ceiling light point radiator, door into the under stairs storage cupboard enclosing storage space:

#### UTILITY ROOM

6' 01" x 5' 07" (1.85m x 1.7m)

Having a quartz laundry working surface with inset stainless steel sink and drain unit with hot and cold mixer tap over, matching quartz up stands and matching range of base units offering storage space and integrated fridge freezer adjacent, housing for the Potterton boiler, ceiling light point, extractor fan, obscure double glazed door leading to side aspect, radiator and tiled flooring:



#### GUEST CLOAKROOM

5' 09" x 4' 07" (1.75m x 1.4m)

This matching white suite comprises of a close coupled WC, pedestal hand wash basin, with hot and cold mixer tap over and tiles splash back, UPVC double glazed window to the front, ceiling light point, wall mounted heated towel rail, and tiled flooring;



#### FIRST FLOOR LANDING

Having a ceiling light point wall socket and door into:

#### MASTER BEDROOM

15' 11" x 11' 04" (4.85m x 3.45m)

The attractive master bedroom offers floor space for free standing double bed, and fitted wardrobes enclosing hanging rails and shelving units, with opaque ceiling to floor glass sliding doors, ceiling light points, radiator wall sockets, UPVC double glazed window over looking the front aspect, secondary storage cupboard providing superb additional storage space and door into:



#### EN-SUITE

7' 09" x 4' 03" (2.36m x 1.3m)

Matching villeroy and bosch suite comprises of a close coupled WC pedestal hand wash basin with hot and cold mixer tap over, a walk in shower unit with shower fitment enclosed, ceiling to floor tiled surround and folding glass side screen, obscure UPVC double glazed window to the side, ceiling down lighters, extractor fan, wall mounted heated towel rail and tiled flooring.

#### BEDROOM TWO

12' 07" x 10' 05" (3.84m x 3.18m)

A double bedroom and having built in wardrobes enclosing hanging rails and shelving units a door into the airing cupboard enclosing the hot water system, UPVC double glazed window over looking the front aspect, ceiling light points, loft hatch access, and wall sockets.



#### BEDROOM THREE

7' 11" x 9' 04" (2.41m x 2.84m)

With a UPVC double glazed window over looking the rear garden, ceiling light point, radiator, and wall sockets.

#### BEDROOM FOUR

8' 04" x 9' 02" (2.54m x 2.79m)

Positioned to the rear of the property currently being utilized as a home office the fourth bedroom has a ceiling light point, UPVC double glazed window over looking the rear garden, radiator, and wall sockets.



## FAMILY BATHROOM

7' 03" x 6' 00" (2.21m x 1.83m)

This matching villeroy and bosh suite comprises of a close coupled WC pedestal hand wash basin with hot and cold mixer tap over, and tiled splash back a panelled bath with hot and cold mixer tap and tiled surround, ceiling down lighters, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, and tiled flooring.



## GARAGE

Having an up and over garage door, access from the tarmacadam drive way. The garage offers superb additional storage space or off road parking facilities and has wall sockets and a ceiling light point.

## REAR GARDEN

The attractive rear garden begins with a slab paved patio area offering superb out door seating and entertainment space, with a continuing slabbed paved path leading to the side aspect, the side entrance gate provides access to the drive way with a secondary door opening to the garage, a shaped lawn occupies the centre of the garden, stretches to all boundaries with an immaculate row of pruned evergreens and shrubbery.

## 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		93   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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