



The Hills

Warton, Tamworth, , B79 0JF

Offers Over £285,000

Property Features

- Outstanding Semi-Detached Home
- Through Entrance Hall
- Open Lounge / Dining Area
- Modern Fitted Kitchen
- Guest Cloakroom
- Master Bedroom + En-Suite
- Two Further Bedrooms
- Luxury Family Bathroom
- Attractive Rear & Fore Gardens
- Block Paved Driveway

Full Description

Taylor Cole Estate Agents are thrilled to offer 'For Sale' this stunning and deceivingly spacious semi-detached residence which occupies a pleasant position upon this newly built residential development. The property benefits from both UPVC double glazing, a gas fire central heating, with the accommodation briefly comprising of entrance hall; through entrance hall, lounge / dining area, modern fitted kitchen, guest cloakroom, master bedroom with en-suite, two further bedrooms, luxury family bathroom, attractive rear and fore gardens and block paved driveway. Internal viewing is considered essential.

This modern and immaculately presented three bedroom semi detached property resides on this most sought-after newly built development constructed by 'Messers Cameron Homes', with the property itself sat behind a neat lawned fore garden with a block paved drive way adjacent providing ample off road parking facilities along with access to the side entrance gate and composite front entrance door which is internally positioned beneath a canopy storm porch.

THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having two ceiling light points, radiator, wall sockets, telephone connection point, stairs of to first floor landing with open recess beneath and storage cupboard adjacent offering superb storage space, tiled flooring, radiator and door into:

SUPERB OPEN ASPECT LOUNGE/DINING AREA

17' 03" x 2' 05" (5.26m x 0.74m)

Positioned to the rear of the property this modern open aspect room has stunning parquet herringbone flooring, feature border surround, two ceiling light points, radiator, wall sockets, television connection point, UPVC double



glazed french doors opening out to the rear patio with UPVC double glazed side screens and fitted blackout blind, ample floor space for free standing lounge furniture:

FITTED KITCHEN

9' 09" x 9' 03" (2.97m x 2.82m)

Offering a matching range of base units and draws, integrated 'Zanussi' dishwasher, integrated 'Hoover' washing machine, integrated fridge freezer with additional storage above, a built in 'Zanussi' oven with four ring 'Zanussi' gas hob, glass splash back, 'Zanussi' extractor over quartz working surfaces with matching upstands and in-set one and half stainless steel sink with hot and colder mixer tap and drainer grooves adjacent, a matching range of wall units offering further storage space, along with housing for the 'Worcester' combination boiler, UPVC double glazed window to the front aspect with fitted shutters behind, ceiling down lighters, wall sockets, radiator and tiled flooring.



GUEST CLOCKROOM

5' 09" x 3' 07" (1.75m x 1.09m)

This matching suite compromise of a close coupled WC, wall mounted hand wash basin with hot and colder mixer tap over, tiled splash back, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, radiator and tiled flooring.



FIRST FLOOR LANDING

With the loft hatch access, ceiling light point, radiator, wall socket, door into the landing storage cupboard enclosing storage space and door into:

MASTER BEDROOM

13' 10" x 10' 04" (4.22m x 3.15m)

This spacious master bedroom offers superb floor space for free standing bedroom furniture, UPVC double glazed window to the front aspect with fitted shutters behind, ceiling light point, radiator, wall mounted television connection point, wall sockets, door into the built in wardrobe enclosing double hanging rails and door into:



LUXURY EN-SUITE

5' 00" x 7' 00" (1.52m x 2.13m)

With a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, 'Porcelanosa' half tiled surround with vanity unit above with complimentary lighting, a walk in shower unit with waterfall shower head and detachable hose and 'Porcelanosa' enclosed tiling, obscure UPVC double glazed window to the front, ceiling light point, wall mounted



heated towel rail, shaver socket, extractor fan and tile effect flooring.

BEDROOM 2

8' 11" x 10' 01" (2.72m x 3.07m)

Being a double bedroom with a ceiling light point, with feature LED lighting surround set within coving, UPVC double glazed windows over looking the rear garden, with fitted shutters behind, half panelled walls, wall socket, radiator.

BEDROOM THREE

9' 00" x 6' 09" (2.74m x 2.06m)

Currently being utilized as a dressing room/walk in wardrobe. The third bedroom has ceiling to floor fitted wardrobes enclosing hanging rails and shelving unit with triple mirror front sliding doors, ceiling light point, UPVC double glazed window to the rear with fitted shutters behind, wall sockets.

FAMILY BATHROOM

6' 03" x 6' 03" (1.91m x 1.91m)

Having ceiling to floor Porcelanosa tiles the family bathroom has a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, a panelled bath with hot and cold mixer tap and shower fitment above with glass side screen adjacent, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, wall mounted heated towel rail and tile effect flooring.

ATTRACTIVE REAR GARDEN

Having been recently landscaped the modern rear garden begins with the slabbed paved patio area which offers superb out door seating and entertainment space, along with access to the side entrance gate, a neat lawn occupies the centre of the garden with feature wall surround, having a white rendered finish and enclosing shrubbery and ever greens to the rear of the garden, there is a recessed seat and timber fencing to all boundaries, and out door lighting.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		