



Brooklime Way  
, Tamworth, Staffordshire, B79 0FD

£425,000



# Property Features

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- Immaculately Presented Detached Residence
- Reception/Through Hallway
- Guest Cloakroom
- Living Room/Dining Room
- Study
- Open Plan Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented detached family home situated within this highly desirable newly built residential development. The property occupies a prime position, with spacious accommodation briefly comprising: reception/through hallway, guest cloakroom, living room/dining room, study, stunning open plan kitchen/breakfast room, utility room, master bedroom with en-suite, three further generous sized bedrooms, family bathroom, garage store, gym/playroom, tarmacadam driveway, well maintained gardens to both front and rear. Internal viewing is considered essential.

This beautiful family home constructed approximately four years ago occupies an excellent position on the outskirts of this highly sought after development, and with easy access to the Anker Valley Primary School and recently opened Co-Operative food store. The property itself is set behind well maintained lawned fore gardens with stone chipped shaped window borders incorporating plants and shrubs, a tarmacadam driveway to the side provides off road parking facilities and an additional driveway provides further off road parking facilities along with access to the side garage store and garden gate, and having external courtesy lighting, and a paved pathway leads to the front entrance with feature canopy, wall mounted courtesy light and a composite double glazed front door leading through to:

### RECEPTION HALLWAY

This through hallway has a staircase leading off to the first floor landing, two ceiling light points, radiator, tiling to floor, built-in understairs storage cupboard, doors to:

### GUEST CLOAKROOM

5' 3" x 4' 0" (1.62m x 1.23m)

Comprising of a white suite of close coupled WC and pedestal wash hand basin with complementary tiled splashback, ceiling light point, radiator, tiling to floor.



## LIVING ROOM/DINING ROOM

23' 1" x 11' 3" (7.06m x 3.43m)

This very well presented living room has feature wall panelling, UPVC double glazed windows to front and rear, two ceiling light points, two radiators, laminate flooring, door to kitchen.

## STUDY

10' 3" x 9' 0" (3.13m x 2.75m)

Well presented and could easily be used as an additional sitting room, and having feature wall panelling, UPVC double glazed window to the front, ceiling light point, radiator, laminate flooring.

## OPEN PLAN KITCHEN/BREAKFAST ROOM

14' 7" x 17' 3" (4.46m x 5.26m)

This stunning open plan room has bi-fold doors leading out onto the garden patio and a vaulted ceiling with double glazed roof windows, and is fitted with an excellent range of matching base units and drawers with oak working surfaces over and matching up-stands, with a 'Blanco' stainless steel sink unit with hot and cold mixer tap over which is located below a UPVC double glazed window which overlooks the rear garden, feature tiled wall, built-in stainless steel 'Zanussi' double oven, 'Neff' five ring gas hob and extractor hood over, integrated dishwasher, integrated fridge/freezer, matching full height larder style cupboard, ceiling downlighters, tiling to floor, UPVC double glazed window to the side, radiator, door to:

## UTILITY ROOM

5' 10" x 5' 4" (1.80m x 1.63m)

With matching kitchen units comprising of a double base unit with working surface over and matching up-stands, inset 'Blanco' stainless steel sink unit with hot and cold mixer tap over, recess and plumbing for automatic washing machine, additional wall mounted cupboards to incorporate the 'Logic' central heating boiler, ceiling light point, extractor fan, radiator, tiling to floor, composite double glazed door to the side elevation.

## FIRST FLOOR LANDING

With access to loft, ceiling light point, radiator, built-in airing cupboard housing the hot water tank, doors to:

## BEDROOM ONE

13' 2" x 11' 6" (4.03m x 3.52m)

This beautifully presented double bedroom has an excellent range of built-in wardrobes, ceiling light point, UPVC double glazed window to the front, radiator, laminate flooring, door to:

## EN-SUITE

7' 5" x 4' 7" (2.28m x 1.42m)

Beautifully fitted with a white suite comprising of fully tiled walk-in shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin with tiled splashback, ceiling downlighters, extractor fan, radiator, obscure UPVC double glazed window to the front.





BEDROOM TWO

12' 0" x 10' 8" (3.67m x 3.26m)

This double bedroom enjoys and outlook over the rear garden via the UPVC double glazed window and has a ceiling light point, radiator, laminate flooring.

BEDROOM THREE

13' 8" x 12' 2" (4.18m x 3.71m)

Having a UPVC double glazed window to the front, ceiling light point, radiator, laminate flooring.

BEDROOM FOUR

9' 7" x 9' 9" (2.94m x 2.98m)

Bedroom four has a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, laminate flooring.

FAMILY BATHROOM

6' 3" x 6' 6" (1.91m x 2.0m)

This lovely bathroom comprises of a white suite of panelled bath with tiling surrounds and a chrome coloured shower fitment and side shower screen, close coupled WC and pedestal wash hand basin with complementary tiled splashback, ceiling downlighters, extractor fan, radiator, obscure UPVC double glazed window to the rear.

OUTSIDE

GYM/PLAYROOM

15' 2" x 9' 11" (4.63m x 3.04m)

Converted from the rear section of the garage, and having ceiling downlighters, power points and luxury cushion flooring, making an ideal gym, home office or playroom.

GARAGE STORE

10' 2" x 3' 11" (3.11m x 1.21m)

Having a metal up and over entrance door, and suitable for storage only.

REAR GARDEN

This attractive rear and side garden has external lighting and cold water supply, with a recently laid paved patio across the rear elevation, neat lawn, shaped slate chipped borders incorporating a variety of plants and evergreens, and to the rear of the garden is an additional paved patio.

TENURE

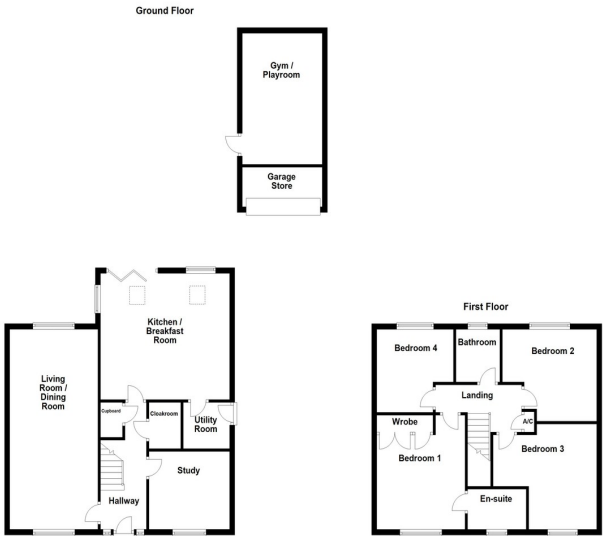
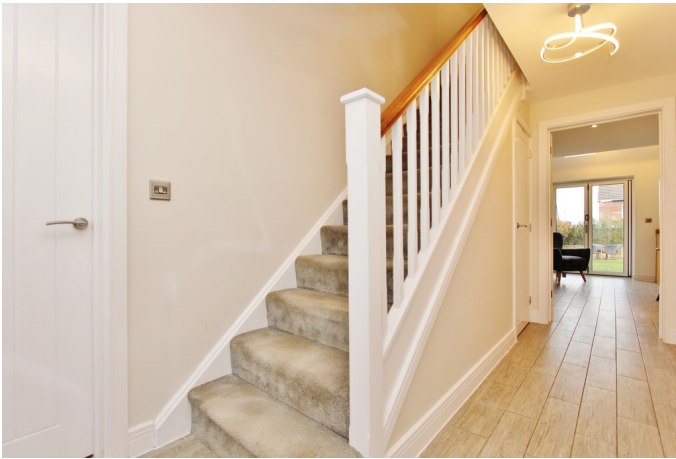
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827

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Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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