



Eusden Close  
, Tamworth, Staffordshire, B79 8DZ

£325,000

# Property Features

- Superbly Presented Detached Family Home
- Reception/Through Hallway
- Spacious Living Room
- Stunning Fitted Dining Kitchen
- Guest Cloakroom
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Detached Garage, Driveway
- Well Maintained Rear Garden

## Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this superbly presented detached family home situated within this desirable Cedar Park development located on the periphery of Wigginton Park. The property itself has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception/through hallway, spacious living room, stunning fitted dining kitchen, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, detached garage, tarmacadam driveway, well maintained rear garden. Internal viewing is considered essential.

This beautiful family home occupies a superb position within this highly desirable location and enjoys ease of access to a range of amenities including schools, local shops and public transport. The property has a most pleasant outlook and is set behind a low maintenance Cotswold stone chipped courtesy fore garden with a tarmacadam driveway providing ample off road parking facilities along with access to the detached garage, and a paved pathway leads to the front entrance with canopy storm porch, wall mounted courtesy light and a double glazed front door.

### RECEPTION HALLWAY

This through hallway offers an excellent first impression with a staircase leading off to the first floor landing and understairs storage cupboard, two ceiling light points, radiator, laminate flooring, built-in storage cupboard, doors to:

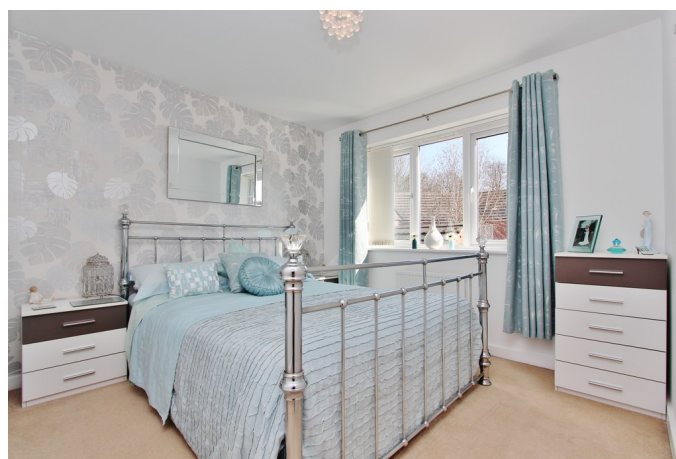
### GUEST CLOAKROOM

Fitted with a white suite of close coupled WC and pedestal wash hand basin with tiled splashback, ceiling light point, obscure UPVC double glazed window, radiator.

### LIVING ROOM

19' 7" x 12' 0" (5.99m x 3.68m)

This spacious and well presented room has a UPVC double glazed bay window to the front, two ceiling light points, radiator, laminate flooring, open access leading through to:



## KITCHEN/DINING ROOM

19' 9" x 11' 6" (6.04m x 3.53m)

This stunning full width kitchen diner leads out onto the rear garden via the UPVC double glazed French doors, with the kitchen area being fitted with an excellent range of matching base units and drawers, roll top working surfaces over and complementary tiling surrounds to include breakfast bar, inset single drainer sink unit with hot and cold mixer tap set below a UPVC double glazed window which overlooks the garden, built-in electric oven with matching four ring gas hob and extractor hood over, recess and plumbing for automatic washing machine, recess and plumbing for dishwasher, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards to incorporate the 'Logic' central heating boiler, ceiling downlighters, additional lighting over breakfast bar, laminate flooring, radiator. In the dining area is a further ceiling light point, radiator, laminate flooring.



## FIRST FLOOR LANDING

The landing has access to loft, ceiling light point, UPVC double glazed window to the side, built-in airing cupboard housing the hot water tank, doors to:

## BEDROOM ONE

11' 5" x 12' 9" (3.48m x 3.90 (max)m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator, door to:



## EN-SUITE

8' 1" x 2' 11" (2.48m x 0.89m)

Fitted with a white suite of fully tiled and enclosed shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin with tiled splashback, ceiling light point, extractor fan, electric shaver point, radiator.



## BEDROOM TWO

11' 1" x 13' 1" (3.38m x 3.99 (max)m)

This immaculately presented room has an excellent range of fitted wardrobes, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

## BEDROOM THREE

7' 8" x 9' 6" (2.34m x 2.92m)

A further double bedroom overlooking the rear garden via the UPVC double glazed window and having a ceiling light point, radiator.

## BEDROOM FOUR

8' 2" x 6' 8" (2.49m x 2.05m)

Bedroom four has a built-in cupboard, UPVC double glazed window to the front, ceiling light point, radiator.



## FAMILY BATHROOM

8' 4" x 5' 8" (2.55m x 1.75m)

Comprising of a white suite of fully enclosed and tiled shower cubicle with chrome coloured shower fitment, panelled bath with tiling surrounds, close coupled WC and pedestal wash hand basin with tiled splashback, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window to the side.

## OUTSIDE

### GARAGE

16' 8" x 9' 0" (5.10m x 2.75m)

Having a metal up and over entrance door, external courtesy lighting, ample power points, ceiling strip light point.

### REAR GARDEN

This lovely low maintenance rear garden has a paved pathway from side entrance gate and an external cold water supply, along with courtesy lighting, large timber decked seating area with inset feature lighting, with the remainder of the garden laid mainly to stone chippings with shaped borders and a further timber decked seating area to the rear of the garden.

### ANTI MONEY LAUNDERING

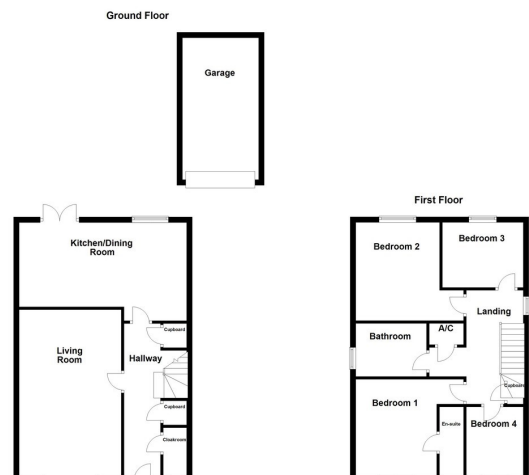
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	78   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