



**TAYLOR  
COLE.**  
*Signature*

## Chatsworth

Tamworth, B79 7SJ

- Sensational Family Home
- Through Entrance Hall
- Open Aspect Kitchen/Dining Area
- Utility Room and Guest Cloakroom
- Spacious Lounge
- Games Room
- Playroom/Study
- Master Bedroom with En-Suite
- Luxury Family Bathroom
- Stunning Rear Garden, Driveway

**Offers Over £645,000**

EPC Rating 'TBC'







## Property Description

Taylor Cole Signature present to you this simply sensational family home which has been meticulously altered and modernised throughout. The property benefits from UPVC double glazing (where specified) and gas fired central heating, with accommodation briefly comprising: through entrance hall, open aspect kitchen/dining area, open utility room, spacious lounge, playroom/study, guest cloakroom, games room, gallery landing, master bedroom with en-suite, four further bedrooms, luxury family bathroom, stunning rear garden, block paved driveway. Viewings are strictly by appointment only and early viewing requests are considered essential.

This outstanding property resides in an enviable position within this quaint cul-de-sac setting on the popular north side of Tamworth and boasts close commuting links, highly regarded local schooling, shopping amenities and public houses, with the property positioned behind a large block paved driveway presenting ample off road parking facilities and access to the roller shutter garage door and front entrance door which in turn is beneath the canopy storm porch.





#### THROUGH ENTRANCE HALL

The welcoming and open entrance hall has staircase off to first floor landing with two tone coloured banister rail and feature runner on stairs, with open area beneath and storage situated within, ceiling downlighters, wall socket, telephone connection point (subject to regulations), modern upright column radiator, 'Karndean' flooring, open aspect to:

#### OPEN ASPECT KITCHEN/DINING AREA

18' 9" x 12' 9" (5.72m x 3.89m) This magnificent open room provides social and family living space and boasts triple opening bi-fold doors providing open view to the garden space, UPVC double glazed window adjacent, an excellent range of matching high gloss base units and drawers with courtesy spotlights beneath, integrated 'Lamona' dishwasher, recess and space for free standing 'American' style fridge/freezer, built-in 'Smeg' double oven with additional storage above and beneath, marble quartz working surfaces with inset one and half bowl stainless steel sink with hot and cold mixer tap over, matching quartz upstands and windowsill, five ring 'Lamona' induction hob with glass splashback and glass fronted extractor hood over, matching range of white high gloss wall units offering further storage space, ceiling downlighters, tiled flooring to the dining section with superb floor space for free standing dining room table, ceiling light point over, wall mounted TV connection point, wall sockets, open aspect to:



#### UTILITY ROOM

8' 6" x 6' 0" (2.59m x 1.83m) With matching white high gloss base and wall units, integrated space and plumbing for washing machine, integrated space and point for tumble dryer, integrated pull down bin, marbled quartz working surfaces with matching upstands, inset stainless steel sink with hot and cold mixer tap over and drainer grooves adjacent, obscure UPVC double glazed window to the side, UPVC double glazed door leading to the side passage, wall mounted column radiator, ceiling downlighters, tiled flooring.



#### LOUNGE

20' 5" x 11' 10" (6.22m x 3.61m) The spacious lounge has dual aspect windows to both the side and rear, with the lounge area itself presenting fantastic floor space for free standing lounge furniture, feature gas fire display with natural limestone surround, granite backdrop and granite hearth, wall mounted TV connection point, radiator, wall sockets, two ceiling light points.



#### PLAYROOM/STUDY

8' 6" x 7' 0" (2.59m x 2.13m) This versatile room is perfect for a home office, snug or playroom, with the room itself having a ceiling light point, UPVC double glazed windows to the front, radiator, wall socket, 'Karndean' flooring.





#### GUEST CLOAKROOM

This modern suite comprises of a close coupled WC, wall mounted hand wash basin with hot and cold mixer tap over, pull out toiletry storage beneath, textured stone splashback, ceiling light point, obscure UPVC double glazed window to the side, radiator, 'Karndean' flooring.

#### GAMES ROOM/BAR

16' 8" x 16' 8" (5.08m x 5.08m) Incorporated within the original garage, and still maintaining the electric roller shutter garage door, this superb entertaining room has a granite topped bar with light point above, two recessed with TV connection points, two glazed windows to the side aspect, floor space for pool table, fitted sink and quality wood grain effect flooring.



#### GALLERY LANDING

The attractive gallery landing has a feature ceiling light point above the staircase, door into the airing cupboard which encloses the wall mounted combination boiler, ceiling light point, loft hatch access, shoe shelving rails, wall socket, radiator, doors to:

#### MASTER BEDROOM

12' 7" x 13' 10" (3.84m x 4.22m) The spacious master bedroom provides ample floor space for free standing bedroom furniture, UPVC double glazed window overlooking the rear garden, ceiling light point, wall mounted TV connection point, radiator, door into:



#### LUXURY EN-SUITE

7' 9" x 5' 11" (2.36m x 1.8m) Boasting ceiling to floor marble effect tiled surround, the modern suite has a close coupled WC, wall mounted hand wash basin with hot and cold mixer tap over and toiletry drawers beneath, walk-in shower unit with waterfall showerhead, toiletry recess and stop and start 'Aqualglaze' shower fitment, wall mounted heated towel rail, obscure UPVC double glazed window to the side, ceiling downlighters, tiled flooring.

#### BEDROOM TWO

8' 11" x 18' 1" (2.72m x 5.51m) The well presented second bedroom has a feature dormer window with UPVC double glazing overlooking the front aspect, ceiling light point, wall mounted TV connection point, wall sockets, radiator, built-in wardrobe enclosing hanging rail and shelving unit.

#### BEDROOM THREE

9' 6" x 13' 5" (2.9m x 4.09m) Again being a double bedroom and having a matching range of fitted wardrobes enclosing double hanging rails and shelving units, obscure UPVC double glazed window to the front, ceiling light point, radiator, wall sockets, wood grain effect flooring.

#### BEDROOM FOUR

15' 1" x 6' 11" (4.6m x 2.11m) Currently being utilised as a







bedroom, the fourth bedroom boasts full width wardrobes with hanging rails, shelving units and high quality glass sliding doors, ceiling light point, radiator, wall socket, wood grain effect flooring.

#### BEDROOM FIVE

9' 7" x 9' 2" (2.92m x 2.79m) Positioned to the rear of the property, this guest bedroom offers floor space for a free standing double bed, radiator, ceiling light point, wall socket, UPVC double glazed window to the rear, wood grain effect flooring.

#### FAMILY BATHROOM

14' 1" x 7' 6" (4.29m x 2.29m) This fabulous family bathroom begins with the bespoke vanity unit with gloss top and mirror fronted doors opening to the toiletry cupboard with hand wash basin above, hot and cold mixer tap and wall mounted light-up mirror over, walk-in shower unit with waterfall showerhead and detachable hose, ceiling to floor enclosed surround and glass side screen, close coupled WC, feature free standing bath with hot and cold mixer tap over and detachable hose, obscure UPVC double glazed window to the front, ceiling downlighters, wall mounted heated towel rail, extractor fan, tiled flooring.



#### OUTSIDE

#### REAR GARDEN

Having an Indian stone slabbed paved patio area with continuing path leading to the side entrance gate, shaped lawn positioned in front of the secondary patio perfect for outdoor seating and entertainment space, stone chipped borders occupy each party boundary, squared section to the right hand corner housing the jacuzzi hot tub, rail and post fence in front of the pruned hedgerow which maintains privacy to the rear, raised fences to the party boundaries, external power points, external water supply.



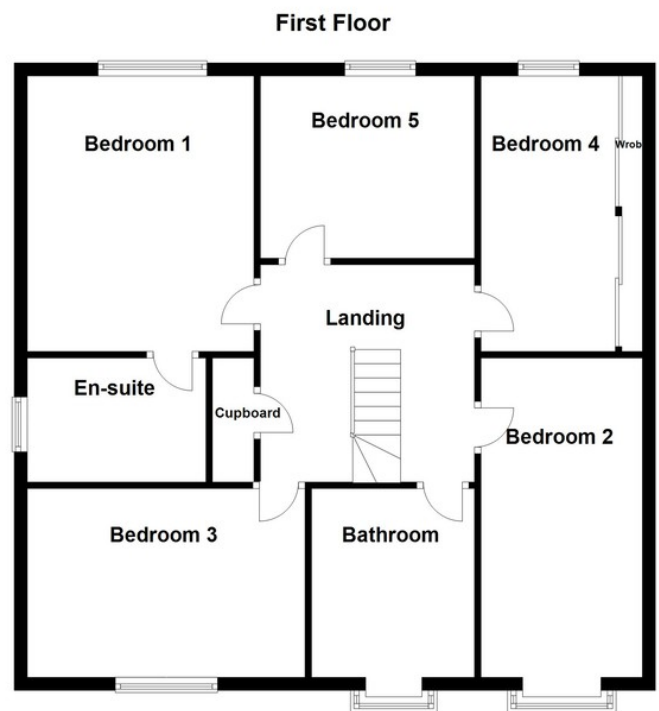
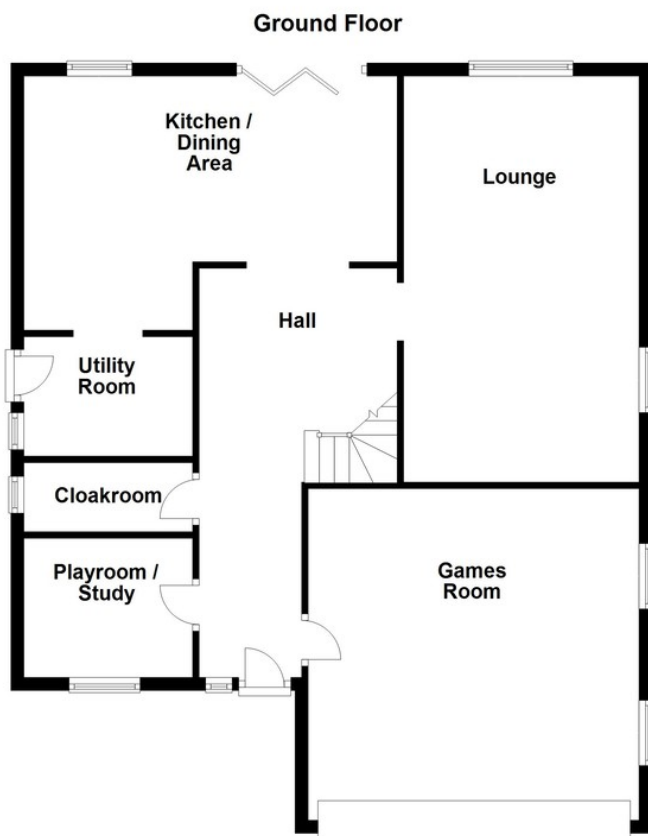
#### TENURE

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 311412





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