



Ridgewood Rise

Amington, Tamworth, Staffordshire, B77 3AQ

£269,950

Property Features

- Well Presented Semi Detached Residence
- Entrance Porch
- Spacious Lounge
- Fitted Kitchen
- Dining Room
- Conservatory
- Guest Cloakroom
- Four Bedrooms
- Family Bathroom
- Well Maintained Garden, Driveway

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this attractive and very well presented semi detached residence located on this popular residential development. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, spacious lounge, fitted kitchen, dining room, conservatory, guest cloakroom, four bedrooms, family bathroom, well maintained rear garden, driveway. Early internal viewing is encouraged.

This superb four bedroom semi detached family home boasts spacious internal living accommodation and benefits both a garage and loft conversion, with the property itself being positioned behind a block paved driveway which offers ample off road parking facilities, a paved raised border encloses evergreens and shrubbery, a continuing block paved path leads to the composite front entrance door which resides within an open recess.

ENTRANCE PORCH

The side entrance porch is accessed via the obscure double glazed composite entrance door and has an obscure UPVC double glazed door leading out to the side aspect, wall socket, door into:

SPACIOUS LOUNGE

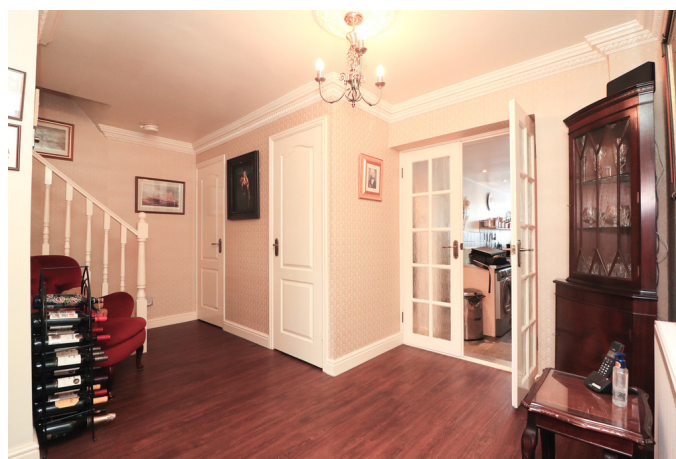
21' 7" x 14' 8" (6.58m x 4.47m)

The spacious lounge is positioned to the rear of the property and offers fantastic floor space for free standing lounge furniture, with the room itself having two ceiling light points, two radiators, feature gas fire display with marble backdrop and marble hearth, wall sockets, TV connection point, telephone connection point (subject to regulations), two built-in storage cupboards enclosing superb storage space, staircase off to first floor landing with open recess beneath, double glazed aluminium sliding doors into the conservatory, both being luxury carpeted and quality wood grain effect flooring, with obscure glazed doors into:

FITTED KITCHEN

16' 4" x 6' 8" (4.98m x 2.03m)

Offering a matching range of base units and drawers, recess and point for fridge, recess and point for freezer, built-in double oven



with four ring gas hob, tiled splashback and extractor hood over, recess and plumbing for dishwasher, recess and point for tumble dryer, recess and plumbing for washing machine, roll top working surfaces with inset stainless steel one and half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space, housing for the 'Baxi' combination boiler, ceiling downlighters, UPVC double glazed window to the front aspect, modern upright column radiator, tile effect flooring, door into:

DINING ROOM

7' 8" x 15' 5" (2.34m x 4.7m)

This versatile room is currently being utilised as a dining room with the potential to also be used as a playroom or study, with the room itself having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front.

GUEST CLOAKROOM

2' 11" x 4' 5" (0.89m x 1.35m)

This matching white suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, half tiled surround, ceiling light point, extractor fan, water resistant tile effect flooring.

CONSERVATORY

13' 6" x 8' 1" (4.11m x 2.46m)

Being of brick and UPVC construction and having double glazed windows surround and perspex roof, superb additional seating space and offers an outlook across the attractive rear garden with the conservatory having a ceiling light point with fan fitment attached, radiator, UPVC double glazed French doors opening out to the rear patio, quality wood grain effect flooring.

FIRST FLOOR LANDING

Having a ceiling light point, wall socket, staircase off to second floor, doors into:

BEDROOM ONE

10' 10" x 8' 8" (3.3m x 2.64m)

The master bedroom boasts an excellent range of fitted wardrobes, drawers and bedside tables, and has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

BEDROOM TWO

11' 0" x 8' 2" (3.35m x 2.49m)

Again being a double bedroom and having a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall socket, fitted wardrobes and drawers enclosing hanging rail and shelving unit.

BEDROOM THREE

7' 6" x 5' 8" (2.29m x 1.73m)

Currently being utilised as a sitting room, the third bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.



BEDROOM FOUR

14' 10" (max) x 13' 4" (max) (4.52m x 4.06m)

Incorporated within the loft conversion, with well presented fourth bedroom provides multi functional space and has two double glazed roof lights to the rear, ceiling light point, radiator, wall socket, storage within the eaves.

FAMILY BATHROOM

6' 1" x 5' 10" (1.85m x 1.78m)

This attractive suite comprises of a pedestal hand wash basin with hot and cold taps over, WC, panelled bath with hot and cold taps, shower fitment above with glass side screen, ceiling to floor tiled surround, obscure UPVC double glazed window to the front, ceiling downlighters, wall mounted heated towel rail, herringbone wood grain effect flooring.

OUTSIDE

REAR GARDEN

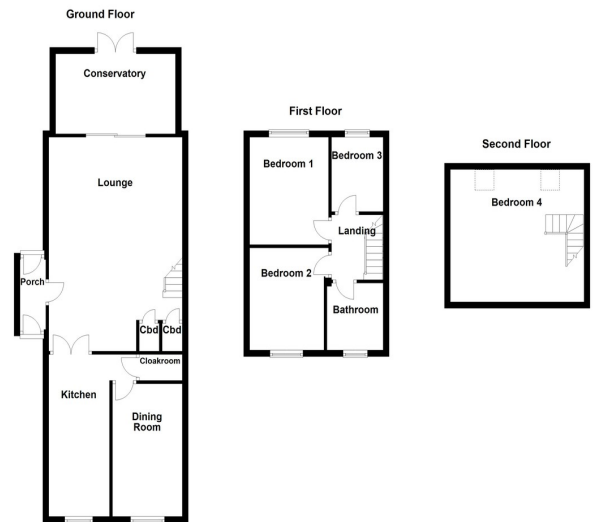
The attractive rear garden begins with the mosaic paved patio area offering superb outdoor seating and entertainment space with continuing path leading to the side entrance door, to the rear of the garden a shaped lawn occupies the centre of the garden with borders surround offering a plethora of evergreen shrubbery and plants, to the rear is a secondary patio area providing further outdoor seating space along with the free standing timber shed which occupies the left hand corner boundary, timber fencing to all boundaries.

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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