



Chawton Way

Tamworth, Staffordshire, B78 3BS

£485,000

# Property Features

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- Stunning Detached Family Home
- Impressive Hallway
- Spacious Lounge
- Study
- Stunning Breakfast Kitchen
- Separate Dining Area
- Utility Room, Guest Cloakroom
- Four Double Bedrooms, En-Suite, Family Bathroom
- Garage and Driveway, Gardens to Front and Rear
- No Upward Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning detached family residence built by Messrs David Wilson Homes to the Leyton design and providing a perfect family home. The property is fully double glazed and centrally heated and has accommodation which briefly comprises: impressive hallway, spacious lounge, study, stunning breakfast kitchen, separate dining area, utility room, guest cloakroom, four double bedrooms with master bedroom having an en-suite, family bathroom, garage and driveway, gardens to front and rear. Internal viewing is strongly recommended. No upward chain.

This stunning modern four bedroom detached family home occupies an enviable corner plot position within this highly desirable development and having a tarmac driveway with block paved driveway providing ample off road parking facilities along with access to the garage and side garden gate. The property itself is set behind a neat lawned fore garden with a paved pathway leading to the front entrance with external courtesy lighting and a front door leading through to:

### HALLWAY

This impressive hallway offers an excellent first impression with a staircase leading off to the first floor landing, ceiling light point, built-in double cupboard, radiator, 'Karndean' flooring, doors to:

### LOUNGE

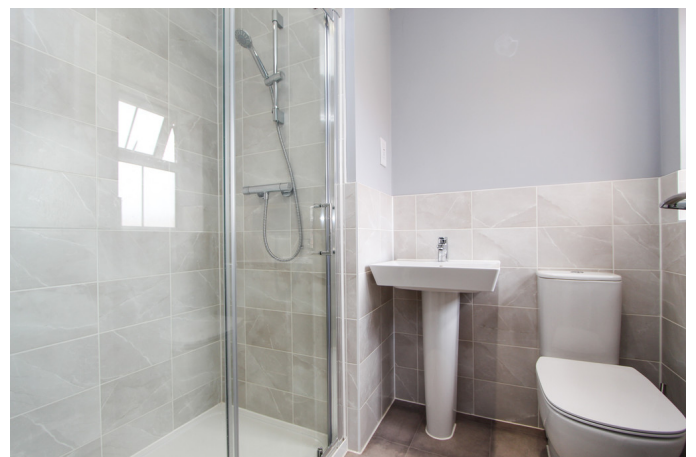
18' 5" x 12' 1" (5.62m x 3.69m)

This spacious lounge has UPVC double glazed French doors leading out onto the garden patio, double glazed windows to the rear and side, two ceiling light points, two radiators.

### STUDY

9' 3" x 9' 0" (2.83m x 2.76m)

This home study offers flexible accommodation and could easily be used as a childrens playroom or snug and has a UPVC double glazed window to the front, ceiling light point, radiator.



## BREAKFAST KITCHEN

14' 1" x 13' 5" (4.31m x 4.10m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over and matching up-stands, inset single drainer stainless steel sink unit with hot and cold mixer tap, built-in 'AEG' stainless steel oven with matching five ring gas hob, glass splashback and extractor hood over, integrated dishwasher, integrated full height fridge/freezer, matching full height larder style cupboard, additional range of matching wall mounted cupboards also housing the 'Ideal Logic' central heating boiler, UPVC double glazed French doors leading out onto the garden patio, ceiling downlighters, 'Amtico' flooring, radiator, door to utility room.



## DINING AREA

13' 4" x 9' 6" (4.08m x 2.91m)

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



## UTILITY ROOM

6' 5" x 5' 3" (1.97m x 1.61m)

Having a range of matching base units with roll top working surface over and matching up-stands, recess and plumbing for automatic washing machine, further range of matching wall mounted cupboards, ceiling light point, extractor fan, radiator, 'Karndean' flooring, obscure UPVC double glazed window to the rear.

## GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and pedestal wash hand basin, complemented with wall tiling and 'Karndean' flooring, two ceiling downlighters, radiator, obscure UPVC double glazed window to the side.



## FIRST FLOOR LANDING

With access to loft, ceiling light point, radiator, built-in airing cupboard, doors to:

## BEDROOM ONE

17' 4" x 12' 1" (5.30m x 3.70m)

This fantastic double bedroom has an excellent range of fitted wardrobes, two UPVC double glazed windows, ceiling light point, radiator, door to:



## EN-SUITE

5' 7" x 6' 8" (1.71m x 2.04m)

Fitted with a suite comprising of fully tiled shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin with tiling surrounds, ceiling downlighters, electric shaver point, fitted towel rail, obscure UPVC double glazed window.

## BEDROOM TWO

14' 6" x 9' 3" (4.43m x 2.83m)

This double bedroom has UPVC double glazed windows to the front and side, ceiling light point, radiator, built-in cupboard.

### BEDROOM THREE

11' 7" x 10' 9" (3.54m x 3.28m)

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

### BEDROOM FOUR

13' 5" x 8' 10" (4.10m x 2.71m)

Bedroom four enjoys an outlook over the rear garden via the UPVC double glazed window and has a ceiling light point, radiator.

### FAMILY BATHROOM

8' 8" x 6' 6" (2.65m x 2.0m)

This attractive bathroom comprises of a suite of fully tiled and enclosed shower cubicle with chrome coloured shower fitment, panelled bath, close coupled WC and pedestal hand wash basin, with the suite complemented by wall tiling, ceiling light point, extractor fan, heated towel rail, obscure UPVC double glazed window.

### OUTSIDE

### GARAGE

The garage has a metal up and over entrance and light point.

### REAR GARDEN

This most pleasant rear garden has a side entrance gate, paved seating area, neat lawn with the garden being bound by both timber fencing and brick built wall.

### ANTI MONEY LAUNDERING

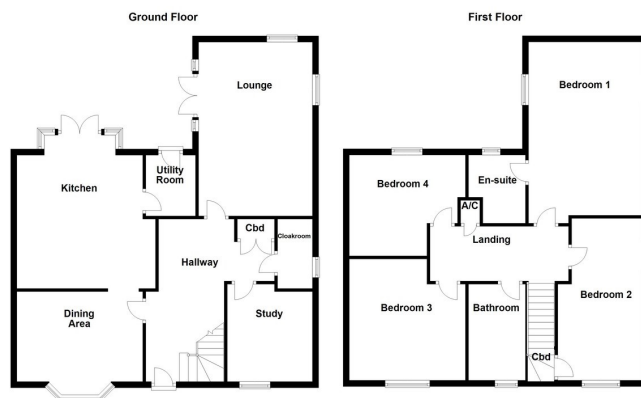
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 01827 311412.



Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

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