



Abbey Road

Abbotsgate, Tamworth, Staffordshire, B77 2QE

Offers Over £335,000

# Property Features

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- Extended and Immaculately Presented Detached Family Residence
- Entrance Hall
- Open Lounge
- Dining Area
- Fitted Kitchen
- Family Room
- Guest Cloakroom
- Four Bedrooms, Family Bathroom
- Landscaped Rear Garden
- Driveway

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this extended and immaculately presented detached family residence situated upon this highly sought after residential development. The property benefits from UPVC double glazing, gas fired central heating and an enviable position, with accommodation briefly comprising: entrance hall, open lounge, dining area, fitted kitchen, family room, guest cloakroom, four bedrooms, family bathroom, landscaped rear garden, block paved and tarmacadam driveway. Early internal viewing is highly advised to avoid disappointment.

This charming four bedroom detached residence enjoys a superb position and is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a block paved and tarmacadam driveway offering superb off road parking facilities, and the UPVC front entrance door allows access to the internal accommodation with external courtesy lighting adjacent.

### ENTRANCE HALL

Upon entering the entrance hall through the obscure double glazed UPVC front entrance door, there is feature decorative tiled flooring, ceiling light point, radiator, wall socket, oak glazed door into:

### OPEN LOUNGE

15' 10" x 13' 10" (4.83m x 4.22m)

The open lounge area offers superb floor space for free standing lounge furniture and benefits from a dual aspect with the UPVC double glazed windows to both the front and side, ceiling light point, radiator, wall sockets, TV connection point, telephone connection point (subject to regulations), staircase off to first floor landing, luxury wood grain effect flooring, open space to:

### OPEN DINING AREA

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

Continuing from the lounge, the open dining area offers floor space for free standing dining room table with ceiling light point above, radiator, wall socket, UPVC double glazed French doors opening out to the rear patio, luxury wood grain effect flooring.



#### FITTED KITCHEN

9' 7" x 7' 7" (2.92m x 2.31m)

The modern fitted kitchen benefits from an excellent display of handleless high gloss cream base units, integrated 'CDA' fridge, integrated 'CDA' freezer, integrated 'CDA' washer/dryer, tower oven display with built-in 'CDA' oven and grill, matching microwave over and additional storage above and beneath, roll top working surfaces, inset sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, 'CDA' four ring gas hob with tiled splashback and extractor hood over, matching range of handleless high gloss cream wall units offering further storage space, UPVC double glazed window to the rear, ceiling light point, tiled flooring, door into the understairs storage cupboard offering superb storage space and shelving unit, open arch into:



#### FAMILY ROOM

16' 1" x 8' 4" (4.9m x 2.54m)

This versatile additional room is currently being utilised as a snug and has UPVC double glazed window to the front aspect, French doors opening out to the rear patio, ceiling downlighters, radiator, wall socket, tiled flooring.



#### GUEST CLOAKROOM

5' 4" x 2' 5" (1.63m x 0.74m)

Leading from the hallway, the guest cloakroom has a ceiling light point, UPVC double glazed window to the front, matching suite comprising of a close coupled WC, corner hand wash basin with hot and cold mixer tap over and toiletry storage beneath, half tiled surround, radiator, decorative tiled flooring.



#### FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, door into the airing cupboard enclosing towel shelving unit and radiator, with oak doors to:

#### BEDROOM ONE

16' 0" x 8' 4" (4.88m x 2.54m)

The spacious master bedroom offers UPVC double glazed windows to both the front and rear and provides ample floor space for free standing bedroom furniture, ceiling light point, radiator, wall socket.



#### BEDROOM TWO

10' 9" x 8' 5" (3.28m x 2.57m)

Again being a double bedroom and having built-in wardrobes enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket, TV connection point, UPVC double glazed window to the front.

#### BEDROOM THREE

11' 0" x 8' 4" (3.35m x 2.54m)

Providing ample floor space for free standing double bed, recess for free standing wardrobe, UPVC double glazed window to the rear, ceiling light point, radiator, wall socket.

## BEDROOM FOUR

7' 2" x 7' 7" (2.18m x 2.31m)

Currently being utilised as a guest bedroom, bedroom four has a radiator, wall socket, ceiling light point, built-in wardrobe offering hanging rail, UPVC double glazed window to the front.

## FAMILY BATHROOM

7' 1" x 5' 9" (2.16m x 1.75m)

The matching three piece suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, P-shaped bath with hot and cold mixer tap and 'Triton' shower fitment above, ceiling to floor cladded surround and curves glass side screen, obscure UPVC double glazed window to the rear, ceiling downlighters, wall mounted heated towel rail, quality wood grain effect flooring.

## OUTSIDE

### REAR GARDEN

This attractive landscaped garden begins with the block paved patio area offering ample outdoor seating and entertainment space, feature slabbed paved mosaic patio positioned adjacent with gravel border surround, continuing path to the side entrance gate, path leading to the central wrought iron fence which opens to the two lawned areas and raised sleeper borders which offer a variety of evergreens and shrubbery, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

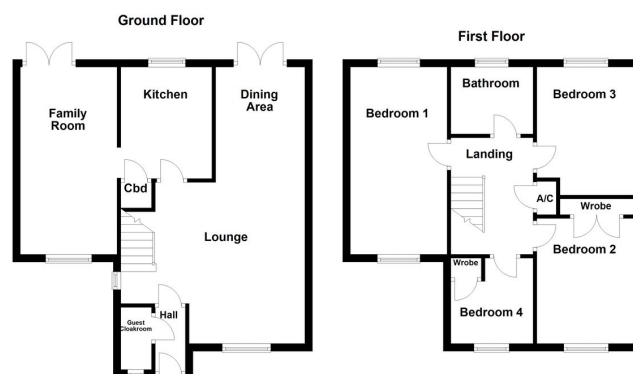
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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 contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	67   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