



Briar

Amington, Tamworth, Staffordshire, B77 4DY

£260,000

# Property Features

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- Larger Style Extended Link Detached Family Home
- Entrance Porch
- Reception/Through Hallway
- Lounge
- Extended Dining Room
- Guest Cloakroom
- Extended Kitchen
- Three Bedrooms, Family Bathroom
- Side Garage with Utility Area, Driveway
- Gardens to Front and Rear

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this larger style extended link detached family home situated within this highly popular residential location. The property has benefits to include double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception/through hallway, lounge, extended dining room, guest cloakroom, extended kitchen, three bedrooms, family bathroom, side garage with utility area, tarmacadam driveway, gardens to front and rear. Viewing is recommended.

This spacious family home occupies an excellent position within this popular cul-de-sac, with the property itself being set behind a neat lawned fore garden with shaped borders and a tarmacadam driveway providing off road parking facilities along with access to the side garage, a paved pathway leads to the front entrance porch, with a UPVC and leaded double glazed entrance door, wall light point, tiled flooring, obscure and leaded UPVC double glazed front door leading through to:

### RECEPTION HALLWAY

Being a through hallway with a staircase leading off to the first floor landing, ceiling light point, radiator, doors to:

### GUEST CLOAKROOM

Comprising of a suite of close coupled WC and wall mounted wash hand basin, ceiling light point, obscure and leaded UPVC double glazed window to the front.

### LOUNGE

17' 0" x 10' 5" (5.20m x 3.19m)

The lounge has a UPVC and leaded double glazed bay window to the front, feature brick chimney breast with inset 'living flame' gas fire, two ceiling light points, open access to:



### EXTENDED DINING ROOM

18' 3" x 8' 9" (5.58m x 2.68m)

With UPVC double glazed French doors leading out onto the garden patio, two ceiling light points, radiator, archway to:

### BREAKFAST KITCHEN

17' 4" x 8' 3" (5.30m x 2.54m (max))

This extended kitchen enjoys an outlook over the rear garden via the UPVC double glazed window and is fitted with an excellent range of matching base units and drawers with tiled working surfaces over to incorporate breakfast bar, and having an inset double stainless steel sink unit with hot and cold mixer tap over, built-in electric oven and four ring hob, recess and plumbing for automatic dishwasher, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards, two ceiling light points, radiator, tiled floor, built-in understairs storage cupboard, door to garage.

### FIRST FLOOR LANDING

With access to loft, ceiling light point, obscure UPVC double glazed window to the side, built-in airing cupboard, doors to:

### BEDROOM ONE

15' 0" x 9' 11" (4.58m x 3.03m)

This double bedroom has an excellent range of fitted wardrobes, ceiling light point, coving to ceiling, radiator, UPVC and leaded double glazed window to the front.

### BEDROOM TWO

9' 9" x 9' 10" (2.99m x 3.02m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, built-in single wardrobe, ceiling light point, coving to ceiling, radiator.

### BEDROOM THREE

9' 10" x 6' 9" (3.01m x 2.08m)

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

### FAMILY BATHROOM

5' 5" x 6' 9" (1.67m x 2.07m)

Comprising of a suite of panelled bath with 'Mira' shower fitment, close coupled WC and pedestal wash hand basin, floor and wall tiling, ceiling downlighters, obscure UPVC double glazed window to the rear, radiator.



## OUTSIDE

### UTILITY AREA

6' 1" x 7' 2" (1.86m x 2.19m)

Located at the rear of the garage and having roll top work surface, recess and plumbing for automatic washing machine, range of additional wall cupboards, window to rear, glazed door leading out to the garden.

### GARAGE

25' 1" x 7' 8" (7.65m x 2.35m)

With a metal up and over entrance door, power points, two ceiling light points.

### REAR GARDEN

This mature and private rear garden has a paved patio, neat lawn with shaped borders containing mature plants and shrubs, to the rear corner of the garden is a further paved seating area, and the garden is bound on all sides by timber fencing.

### ANTI MONEY LAUNDERING

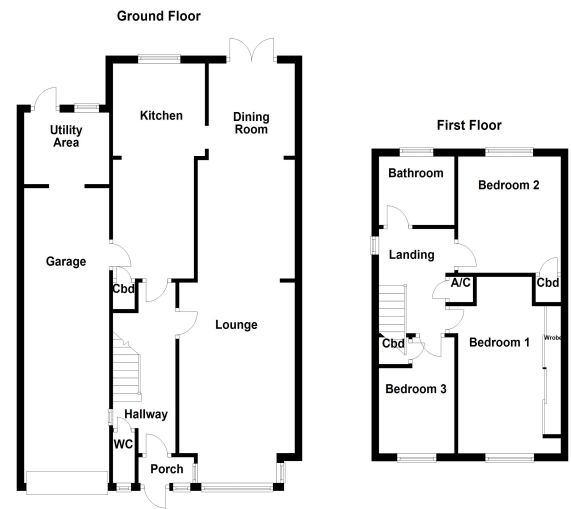
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		83   B
69-80	C		
55-68	D	60   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