



Somerville Court

Tame Meadow, Tamworth, Staffordshire, B79 7YD

Offers Over £585,000

Property Features

- Beautiful and Spacious Family Home
- Through Entrance Hall
- Open Aspect Lounge/Breakfast Kitchen/Family Area
- Dining Room
- Utility Room
- Gym, Guest Cloakroom
- Master and Second Bedroom with En-suite
- Two Further Bedrooms, Family Bathroom
- Low Maintenance Rear Garden
- Tarmacadam Driveway

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this strikingly beautiful and spacious executive family home situated in this quaint cul-de-sac setting. The property benefits from UPVC double glazing and gas fired central heating, along with a garage conversion and extension, with the property itself comprising: through entrance hall, open aspect lounge/breakfast kitchen/family area, dining room, utility room, gym, guest cloakroom, master and second bedroom with en-suites, two further bedrooms, family bathroom, low maintenance rear garden, tarmacadam driveway. Early internal viewing is considered essential.

This outstanding and immaculately presented family home resides only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a large tarmacadam driveway with block paved border, two side entrance gates lead to the side aspect and rear garden, with the composite front entrance door positioned within the open porch recess.

THROUGH ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having matching obscure double glazed side screens, staircase off to first floor landing with open storage recess beneath, two ceiling light points, wall socket, radiator, 'Karndean' flooring, double doors opening to:

OPEN ASPECT KITCHEN/LOUNGE/FAMILY AREA

OPEN ASPECT LOUNGE

26' 8" x 17' 11" (8.13m x 5.46m)

This magnificent open aspect area provides superb living and family space and is incorporated within a single storey extension to the rear of the property, with the open aspect area itself offering superb floor space for free standing lounge furniture, feature multi fuel burner with slate hearth, double glazed keylight roof windows providing fantastic natural lighting, wall mounted TV connection point, wall sockets, two radiators, ceiling downlighters, 'Karndean' flooring opening to:

OPEN BREAKFAST KITCHEN

10' 9" x 20' 0" (3.28m x 6.1m)

This most stunning of kitchen areas has been finished to the highest of standards, with the kitchen comprising of a matching range of high gloss base units and drawers, integrated 'Logic' dishwasher, floor space for free standing 'American' style fridge/freezer, pull out ceiling to floor condiment drawers, integrated fridge, two integrated wine coolers, matching built-in double 'Samsung' ovens with additional storage above and beneath, quartz working surfaces with matching up-stands, one and half bowl inset sink and drainer unit with hot and cold mixer tap over and quartz splashback, five ring induction hob with quartz splashback and 'Samsung' extractor hood over, matching range of wall units offering further storage space, feature central island with triple light point above, along with ceiling downlighters, quartz working surfaces and chair



recess beneath, further double glazed keylight roof windows, UPVC double glazed window to the rear, bi-folding doors opening out to the rear patio.

DINING ROOM

12' 0" x 18' 10" (into bay) (3.66m x 5.74m)

This additional reception room is currently being utilised as a dining room, however, this versatile space could be utilised as a separate sitting room, snug or additional family area, with the room itself having two ceiling light points, two wall mounted light points, UPVC double glazed bay window overlooking the front aspect, two radiators, wall sockets, feature natural stone fire display with matching backdrop and hearth, along with gas fire, 'Karndean' flooring, open arch returning into the hallway.

UTILITY ROOM

8' 2" x 7' 3" (2.49m x 2.21m)

Having roll top laundry working surfaces, matching wall and base units, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for chest freezer, obscure UPVC double glazed window to the side, ceiling light point, extractor fan, 'Karndean' flooring, door into:

GYM

16' 5" x 15' 11" (5m x 4.85m)

Incorporated within the double garage conversion, this superb working area is equipped with professional ceiling downlighters, double UPVC double glazed sliding doors opening out to the front aspect, wall sockets, radiator, 'Karndean' flooring, with UPVC double glazed window to the rear, double glazed door opening out to the side aspect.

GUEST CLOAKROOM

4' 11" x 2' 11" (1.5m x 0.89m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, ceiling light point, extractor fan, wall mounted heated towel rail, 'Karndean' flooring.

FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, radiator, wall socket, door into the linen cupboard with shelving unit, doors to:

BEDROOM ONE

11' 5" x 14' 11" (3.48m x 4.55m)

The spacious master bedroom has UPVC double glazed windows overlooking the front aspect, ample floor space for free standing double bed and free standing bedroom furniture, built-in wardrobe enclosing hanging rail and shelving unit with triple ceiling to floor mirror fronted sliding doors, door into:

EN-SUITE

12' 2" x 5' 2" (3.71m x 1.57m)

The attractive en-suite offers a matching suite which comprises of a 'his' and 'hers' sink display with hot and cold mixer taps over and toiletry storage beneath, close coupled WC, walk-in shower with waterfall shower head and detachable hose, ceiling to floor tiled surround, glass side screen and sliding glass doors, ceiling downlighters, obscure UPVC double glazed window to the front aspect, shaver socket, radiator, modern wood grain effect water resistant flooring.

BEDROOM TWO

11' 5" x 12' 1" (3.48m x 3.68m)

Again being a double bedroom and having built-in wardrobes enclosing hanging rail and shelving unit with twin ceiling to floor mirror fronted sliding doors, ceiling light point, radiator, wall socket, UPVC double glazed window to the rear, door into:



EN-SUITE

3' 6" x 8' 11" (1.07m x 2.72m)

Fitted with a close coupled WC set within vanity unit with hand wash basin over, hot and cold mixer tap and toiletry storage beneath, walk-in shower with enclosed ceiling to floor tiled surround, waterfall shower head, detachable hose, glass side screen, obscure UPVC double glazed window to the side, ceiling downlighters, extractor fan, wall mounted heated towel rail, modern wood grain effect water resistant flooring.

BEDROOM THREE

7' 10" x 8' 6" (2.39m x 2.59m)

Positioned to the rear of the property, the third bedroom is currently being utilised as a dressing room and has UPVC double glazed window to the rear, ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit, with twin mirror fronted sliding doors.

BEDROOM FOUR

8' 6" x 7' 6" (2.59m x 2.29m)

Currently the home office, the well proportioned fourth bedroom has a ceiling light point, radiator, wall socket, UPVC double glazed window to the rear.

LUXURY FAMILY BATHROOM

8' 7" x 8' 5" (2.62m x 2.57m)

This stunning suite comprises of a free standing bath with hot and cold mixer tap and detachable hose over, close coupled WC with toiletry storage adjacent, hand wash basin with hot and cold mixer tap and further toiletry storage beneath, vanity mirror above with fitted lighting, ceiling downlighters, extractor fan, obscure UPVC double glazed window to the side, wall mounted heated towel rail, wood grain effect tiled flooring.

OUTSIDE

REAR GARDEN

The modern and low maintenance rear garden has an extensive patio area offering fantastic outdoor seating and entertainment space, with an artificial section in the centre with block paving surround, continuing side path leading to the undercover side aspect providing additional storage space, along with the large cabin shed which is positioned to the rear of the garden. A wrought iron gate leads to the other side aspect where there is additional storage, door into the gym and gate to the front aspect.

ANTI MONEY LAUNDERING

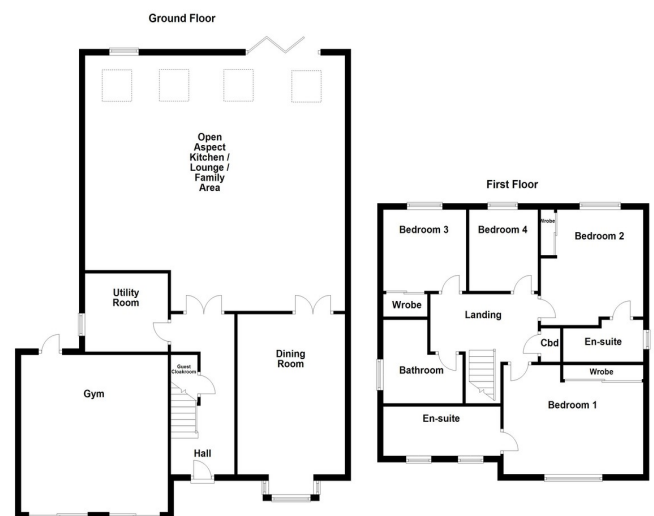
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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