



Somerville Court

Tame Meadow, Tamworth, Staffordshire, B79 7YD

£545,000

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
- No Chain

Full Description

This beautifully presented executive detached family home is discreetly nestled within a well-situated cul-de-sac, showcasing stunning internal and external finishes. Thoughtfully extended and enhanced by the current owners, the property seamlessly combines modern convenience with elegant design.

Located within close proximity to a wealth of local amenities and highly regarded schools, it offers the perfect blend of comfort and practicality.

LOCALE

Upon arrival, you are greeted by an impressive cul-de-sac setting with only a handful of neighbouring properties. The home itself is set behind a striking brick-built border, featuring sleek electric gates that open onto a newly installed resin-bound driveway, providing ample parking for approximately six vehicles.

GROUND FLOOR

Inside, the bright and welcoming entrance hall leads to various areas of the ground floor and includes a convenient guest cloakroom.

The heart of the home is a stunning open-plan kitchen, lounge, and family area-part of a stylish single-storey rear extension. This magnificent space features a multi-fuel burner set on a slate hearth, complemented by double-glazed 'keylight' roof windows that flood the area with natural light. The high-specification kitchen boasts a range of sleek high-gloss base units including a bespoke central island, offering integrated appliances, and exquisite quartz work surfaces, making it a dream for culinary enthusiasts and hosting entertainment.



To the front of the property, a spacious and stylish dining room provides an inviting setting for more formal gatherings, enhanced by a charming bay window that overlooks the front aspect.

On the opposite side, a thoughtfully converted double garage offers an incredibly versatile space, currently serving as a home office and gym, complete with French doors leading to the rear garden. A dedicated utility room, equipped for essential appliances, completes the ground floor layout.



THROUGH ENTRANCE HALL

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

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

DINING ROOM
12' 0" x 18' 10" (3.66m x 5.74m)

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



CONVERTED DOUBLE GARAGE
16' 5" x 15' 11" (5m x 4.85m)

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

FIRST FLOOR
Ascending to the first floor, a pleasant landing with loft access leads to four generously sized family bedrooms, all benefiting from fitted wardrobes. The two largest bedrooms feature beautifully designed en-suite bathrooms, enhancing the home's luxurious appeal.



A stunning family bathroom completes the upper level, showcasing elegant tiled surrounds, a bespoke vanity sink unit, a luxurious soaker bathtub, and a modern close-coupled WC.

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

EN-SUITE
12' 2" x 5' 2" (3.71m x 1.57m)



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

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

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

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

LUXURY FAMILY BATHROOM
8' 7" x 8' 5" (2.62m x 2.57m)

OUTSIDE

REAR GARDEN

The rear garden has been designed for modern, low-maintenance living, offering an extensive patio area perfect for outdoor seating and entertainment. At its centre, an artificial lawn is framed by stylish block paving, while a side path leads to a covered storage area.

A large cabin shed sits at the rear, providing additional functionality. A wrought iron gate allows access to the opposite side of the home, where further storage and access to the gym and front aspect can be found.

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	74 C	79 C
55-68	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 and 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