



Rufford

Riverside, Tamworth, Staffordshire, B79 7UT

Offers Over £310,000

# Property Features

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- Extended Detached Family Home
- Lounge
- Separate Sitting Room
- Guest Cloakroom
- Fitted Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Garage
- Block Paved Driveway
- Attractive Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'For Sale' this extended detached family home situated within this highly desirable residential development. The property itself has benefits to include both UPVC double glazing and gas fired central heating with accommodation briefly comprising: lounge, separate sitting room, guest cloakroom, fitted breakfast kitchen, three bedrooms and family bathroom, garage, blocked paved driveway and attractive rear garden. Internal viewing is strongly recommended.

This spacious and well presented family home occupies enviable cul-de-sac position within this highly desirable location with the property itself being set behind a full width block paved driveway providing ample off road parking facilities along with access to the side storage lean to, the side garden gate and front entrance with canopy storm porch, wall mounted courtesy lighting and a composite double glazed front door

### RECEPTION HALL

With a ceiling light point and door to:

### LOUNGE/DINING ROOM

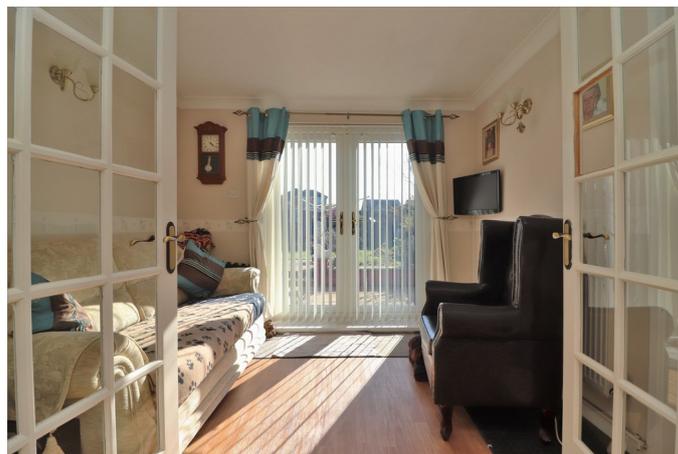
10' 7" x 24' 1" (3.23m x 7.34m)

This spacious and well presented room has a feature 'Louis' style fireplace with marble inset and matching raised hearth with living flame gas fire, UPVC double glazed bay window to front, two ceiling light points with ceiling roses, ornate coving to ceiling and dado rail, two radiators, TV aerial socket, door with staircase leading off to the first floor landing, double doors leading through to:

### SITTING ROOM

9' 8" x 8' 11" (2.95m x 2.72m)

This excellent addition to the home has UPVC double



glazed French doors leading out onto the garden patio, coving to ceiling and two wall light points, radiator and door to:

#### GUEST CLOAKROOM/SHOWER ROOM

4' 7" x 5' 10" (1.4m x 1.78m)

Comprising of a white suite of fully enclosed shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit with feature wall panelling, ceiling downlighters, heated towel rail, radiator, laminate flooring and obscure UPVC double glazed window to rear.



#### EXTENDED KITCHEN

8' 5" x 18' 5" (2.57m x 5.61m)

Fitted with an excellent range of matching base units along with a full height larder style cupboard and having solid wood working surfaces and an inset single drainer sink unit with hot and cold mixer tap, built-in stainless steel oven with matching four ring hob, splashback and extractor hood over, recess and plumbing for automatic dishwasher, recess and plumbing for automatic washing machine and further recess and point for additional electrical appliance, range of matching wall mounted cupboards to include two glass fronted display cabinets and corner display shelving, ceiling downlighters, radiator, laminate flooring, UPVC double glazed window overlooking the rear garden, built-in understairs storage cupboard and UPVC double glazed door to side.



#### FIRST FLOOR LANDING

Having obscure UPVC double glazed window to side, access to the loft, ceiling light point, built in cupboard and doors to:



#### BEDROOM ONE

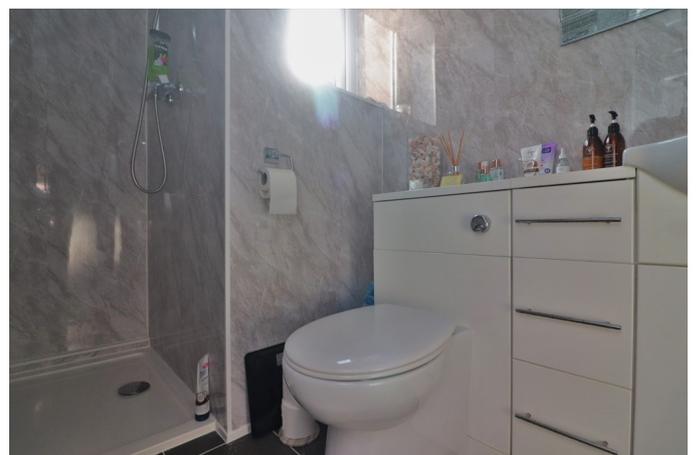
9' 11" x 13' 09" (3.02m x 4.19m)

This double bedroom has a UPVC double glazed window to front, a ceiling light point with ceiling rose and radiator.

#### BEDROOM TWO

9' 11" x 10' 2" (3.02m x 3.1m)

Enjoying an outlook over the rear garden via the UPVC double glazed window and having a ceiling light point, built-in wardrobe and radiator.



### BEDROOM THREE

8' 5" x 8' 9" (2.57m x 2.67m)

Having a UPVC double glazed window to front, ceiling light point with ceiling rose, coving to ceiling and radiator.

### FAMILY BATHROOM

5' 6" x 8' 9" (1.68m x 2.67m)

Fitted with a white suite of panelled bath with 'Triton' shower fitment over, close coupled WC and pedestal wash hand basin, full height complimentary wall tiling, ceiling downlighters, extractor fan, coving to ceiling, heated towel rail, radiator and obscure UPVC double glazed window to rear.



### OUTSIDE

#### GARAGE

With a metal up and over entrance door, ceiling light point, wall mounted 'Valiant' central heating boiler, power points.

#### REAR GARDEN

This beautifully maintained garden has a pathway from the side entrance gate and a paved patio across the rear elevation, external water supply, power points and lighting, brick built retaining wall with steps leading up to a neat lawn, with mature shaped borders which contain a variety of flowering plants, shrubs and evergreens, and the garden is bound on all sides by timber fencing.

#### ANTI MONEY LAUNDERING

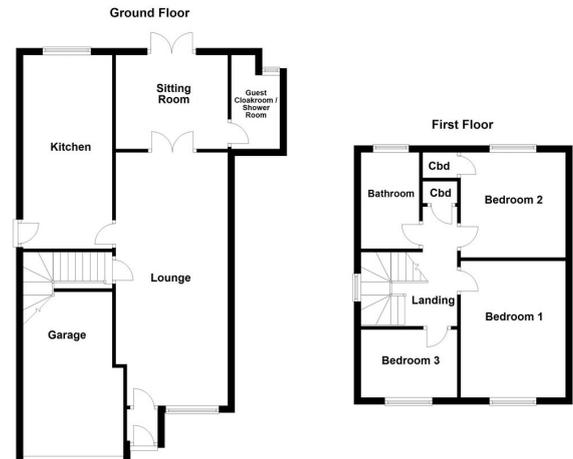
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		81   B
69-80	C		
55-68	D	66   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