



New Road  
Shuttington, Tamworth, Staffordshire, B79 0EJ

Offers In Region Of £620,000



# Property Features

- Semi-Rural Gated Development
- Vestibule Entrance Hall
- Open Plan Living / Dining Area
- Bespoke Fitted Kitchen
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Double Bedrooms
- Luxury Family Bathroom
- Attractive Rear Garden & Communal Grounds
- Internal Accommodation Set Across Circa 1964.84 SQFT

## Full Description

Taylor Cole Estate Agents are thrilled to bring you this striking and beautifully presented barn conversion, located on 'Poplars Yard'. Situated in the heart of Shuttington, a quaint and semi-rural village situated on the outskirts of Tamworth, Staffordshire. This superb home has been meticulously designed and finished to the highest of standards, with accommodation boasting; vestibule entrance hall, open plan living and dining area, bespoke fitted kitchen, guest cloakroom, master bedroom with en-suite, two further double bedrooms, family bathroom, rear garden, two car parking spaces, outdoor store and gated entrance. Early viewing is considered essential.

On the borders of 3 counties and nestled in its own gated community, overlooking open fields and countryside, Poplars Yard consists six magnificent properties, with the original buildings steeped in history and was originally built by Francis Stafford Pipe-Wolverstan in 1881. Upon entering the development through the secure gates, you are greeted by a stunning sweeping gravel drive which leads you to both the visitors and residents carparks. To the rear of the property is a stretch of the development's communal land and to the fore is a shared courtyard which takes you to the front entrance door and outdoor store doors.

### VESTIBULE ENTRANCE HALL

This attractive entrance hall is accessed via the secure front entrance door and has the intercom entrance, fitted storage cupboards, ceiling light point, wall sockets, 'Amtico' flooring and door into;

### OPEN PLAN LIVING AREA

18' 3" x 16' 8" (5.56m x 5.08m)

This superb open aspect living area offers superb floor space for free standing lounge furniture and has two wall mounted light points, two ceiling light points, staircase off to first floor landing, wall sockets, TV connection point, double glazed window overlooking the rear garden, double glazed door opening out to the rear patio, 'Amtico' flooring with underfloor heating, open aspect to:

### DINING AREA

16' 9" x 8' 8" (5.11m x 2.64m)

The open dining area provides versatile floor space, with ample room for free standing dining room table, ceiling light point above, wall socket, TV connection point, telephone connection point (subject to regulations), double glazed window to the rear, 'Amtico' flooring with underfloor heating, oak door returning to the entrance hall.





### BREAKFAST KITCHEN

15' 1" x 16' 7" (4.6m x 5.05m)

This outstanding handmade fitted kitchen has been created and fitted to the highest of standards, with its in-frame shaker base units and drawers, built-in 'Siemens' dishwasher, pull-out refuse bin, recess and point for free standing 'range' style cooker with marble effect glass splashback, decorative mantle surround and extractor fan above, integrated recess for washing machine, matching recess adjacent, matching range of in-frame shaker wall units offering further storage space, square edge granite working surfaces, inset one and a half bowl stainless steel sink with hot and cold mixer tap over and grainer grooves adjacent, matching granite upstands, recess and point for fridge/freezer, central island with further drawers, granite working surface and chair recess beneath, double glazed window overlooking the rear garden, double glazed French doors opening out to the rear patio area, ceiling downlighters, two feature ceiling light points, wall sockets, oak door into the understairs storage which in turn encloses the underfloor heating manifold system, 'Amtico' flooring, underfloor heating.



### GUEST CLOAKROOM

6' 0" x 3' 10" (1.83m x 1.17m)

The matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and tiled splashback, toiletry storage beneath and vanity mirror above with inset lighting, ceiling light point, extractor fan, 'Amtico' flooring, underfloor heating.



### FIRST FLOOR LANDING

The landing has a double glazed 'keylight' roof window allowing natural light source, two further ceiling light points, radiator, wall socket, doors to:

### BEDROOM ONE

16' 0" x 16' 4" (max) (4.88m x 4.98m)

The large master bedroom offers a wealth of floor space for free standing bedroom furniture, original stripped beam with iron rod presents a feature to the vaulted ceiling, along with two ceiling light points, two shaped double glazed windows overlooking the rear garden, fitted wardrobes enclosing hanging rails and shelving unit with handleless white high gloss fronted doors, two radiators, wall sockets, door into the airing cupboard enclosing the hot water cylinder, door into:



### EN-SUITE

4' 8" x 8' 2" (1.42m x 2.49m)

The luxury en-suite has a matching range of 'Roca' sanitary ware which comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and twin toiletry storage drawers beneath, walk-in shower unit with waterfall shower head and detachable hose, ceiling to floor surround, glass side screen and sliding glass doors, ceiling downlighters, wall mounted heated towel rail, fitted toiletry cupboard with vanity mirror doors and inset lighting, extractor fan, 'Amtico' flooring.

### BEDROOM TWO

12' 10" x 13' 5" (3.91m x 4.09m)

Again offering superb floor space for free standing bedroom furniture, the spacious second bedroom has two double glazed windows overlooking the rear garden and communal field beyond, ceiling light point, wall sockets, radiator, feature stripped beam to the vaulted ceiling.



**BEDROOM THREE**

21' 4" x 9' 2" (6.5m x 2.79m)

Being another double bedroom and having an original feature brick built arch creating a snug recess, two ceiling light points, radiator, wall socket, double glazed window to the rear.

**BATHROOM**

13' 0" x 5' 7" (3.96m x 1.7m)

The luxury three piece suite comprises of a P-shaped bath with hot and cold mixer tap over, waterfall shower head with detachable hose and glass side screen, double hand wash basin with hot and cold mixer tap over and twin toiletry drawers beneath with toiletry cupboard above and vanity mirror fronted doors with inset lighting, close coupled WC, ceiling downlighters, wall mounted heated towel rail, double glazed window to the rear, loft hatch access, 'Amtico' flooring.

**OUTSIDE**

**REAR GARDEN**

The rear garden presents quaint outdoor living space, with a slabbed paved patio area with outdoor lighting offering superb outdoor seating and social space, a neat lawned area is situated beyond, a rail and post fence separates the private garden to the communal greenery beyond, free standing timber shed to the right hand party boundary and offers ample outdoor storage space, timber fencing to other boundaries.

**PROPERTY SQFT**

Ground Floor - 92.43 m2 (994.90 SQFT)

First Floor - 90.11 m2 (969.93 SQFT)

Total: 182.54 m2 (1964.84 SQFT)

**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 Signature on the contact number provided.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81   B    |
| 69-80 | C             | 73   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 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