



Seafield

Amington, Tamworth, Staffordshire, B77 3QW

Offers Over £379,950

Property Features

- Stunning Family Home
- Entrance Porch and Through Hallway
- Lounge
- Orangery
- Fitted Kitchen
- Utility Room, Guest Cloakroom
- Snug
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom
- Garage, Driveway, Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this stunning family home which resides in this quaint cul-de-sac setting. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, lounge, orangery, fitted kitchen, utility room, snug, guest cloakroom, master bedroom with en-suite, three further bedrooms with built-in wardrobes, family bathroom, attractive and low maintenance rear and fore gardens, garage and tarmac driveway. Early internal viewing is considered essential.

This outstanding family home occupies an enviable position upon this sought after and popular modern residential development and benefits from being only a short distance away from canal towpath walks, shopping amenities, commuter links and schooling. The property itself enjoys a low maintenance fore garden, along with a tarmac driveway which is positioned adjacent and provides access to the side entrance gate, up and over garage door and porch front entrance doors.

ENTRANCE PORCH

With a UPVC double glazed double opening front entrance door and having a wall mounted light point, quality wood grain effect flooring, secure composite front entrance door into:

THROUGH HALLWAY

The hallway has staircase to the first floor landing with storage cupboard beneath, two ceiling light points, radiator, wall socket, telephone connection point (subject to regulations), quality wood grain effect flooring, door into:

LOUNGE

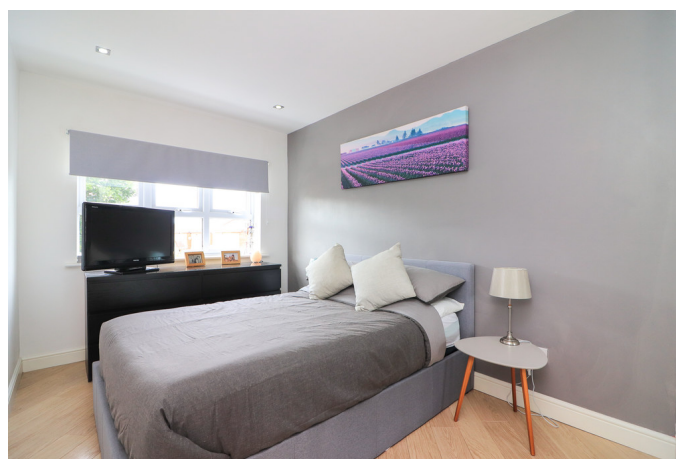
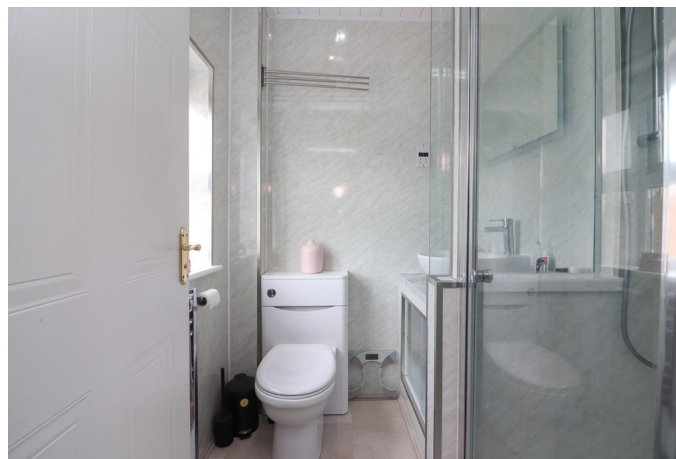
14' 3" x 11' 10" (4.34m x 3.61m)

The spacious lounge offers fantastic floor space for free standing lounge furniture and has a feature media wall with TV recess with wall mounted TV connection point, sound bar recess and display units, two ceiling light points, upright modern column radiator, quality wood grain effect flooring, bi-folding doors into:

ORANGERY

13' 2" x 14' 3" (4.01m x 4.34m)

This fantastic additional room provides multi functional space and is currently utilised as a separate sitting room/dining room, with the room itself having UPVC double glazed windows to both the side and rear, triple bi-folding doors opening to the patio, feature ceiling lantern, ceiling downlighters, upright modern column radiator, wall socket, TV connection point, tiled flooring with underfloor heating.



FITTED KITCHEN

14' 3" x 8' 9" (4.34m x 2.67m)

Offering a matching range of base units and drawers, integrated dishwasher, 'Zanussi' tower oven display with built-in 'Zanussi' oven and grill, additional storage above and beneath, floor space and point for free standing fridge/freezer, roll top working surfaces with inset one and a half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, five ring gas hob with tiled splashback and extractor hood above, matching range of wall units offering further storage space with built-in 'CDA' microwave, UPVC double glazed window to the rear, ceiling light point, upright modern column radiator, tiled flooring.

UTILITY ROOM

6' 4" x 5' 7" (1.93m x 1.7m)

Benefitting from a matching range of base and wall units, laundry working surface with inset circular stainless steel sink with hot and cold mixer tap over, recess and plumbing for washing machine, tiled surround, wall socket, UPVC double glazed window to the side, obscure double glazed door adjacent, wall mounted heated towel rail, ceiling light point, tiled flooring.

SNUG

8' 7" x 12' 92 (into bay) (2.62m x 3.89m)

Positioned to the front of the property and currently utilised as a snug/reading room, this superb additional space has a UPVC double glazed bay window to the front aspect, ceiling light point, wall socket, wood grain effect flooring.

GUEST CLOAKROOM

5' 1" x 2' 8" (1.55m x 0.81m)

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

FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, door into the airing cupboard enclosing the hot water system and linen towel shelving unit, doors to:

BEDROOM ONE

14' 4" (into bay) x 11' 10" (4.37m x 3.61m)

The spacious master bedroom offers ample floor space for free standing bedroom furniture and has built-in wardrobe enclosing hanging rail and shelving unit with triple ceiling to floor mirror fronted sliding doors, ceiling light point, wall socket, UPVC double glazed bay window overlooking the front aspect, radiator, wood grain effect flooring, door into:

EN-SUITE

5' 11" x 4' 11" (1.8m x 1.5m)

Having ceiling to floor aquaboard surround and a matching suite which comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower with enclosed shower fitment, ceiling downlighters, extractor fan, obscure UPVC double glazed window to the front aspect, wall mounted heated towel rail, tile effect flooring.

BEDROOM TWO

12' 2" x 8' 0" (3.71m x 2.44m)

Again being a double bedroom and having built-in wardrobe enclosing hanging rail and shelving unit with ceiling to floor mirror fronted double sliding doors, UPVC double glazed window to the front aspect, ceiling downlighters, wall socket, radiator, wood grain effect flooring.



BEDROOM THREE

8' 4" x 10' 3" (2.54m x 3.12m)

Positioned to the rear of the property and having UPVC double glazed window, ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit with twin mirror fronted sliding doors, wood grain effect flooring.

BEDROOM FOUR

10' 4" x 8' 5" (3.15m x 2.57m)

Currently being utilised as a home office, the well proportioned fourth bedroom has built-in wardrobe with hanging rail and shelving unit and twin mirror fronted sliding doors, UPVC double glazed window to the rear, radiator, ceiling light point, wall socket, wood grain effect flooring.

FAMILY BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m)

The matching white suite comprises of a close coupled WC set within vanity unit and hand wash basin with hot and cold mixer tap over, toiletry storage beneath, P-shaped bath with hot and cold mixer tap and shower fitment over with curved glass side screen, aquaboard surround, obscure UPVC double glazed window to the rear, ceiling downlighters, wall mounted heated towel rail, tiled flooring.

OUTSIDE

GARAGE

Accessed via the up and over garage door from the driveway, the garage provides off road parking facilities, additional storage space, and encloses a side entrance door leading to the side aspect, external cold water tap, ceiling light point, wall socket, wall mounted boiler.

REAR GARDEN

The newly landscaped rear garden begins with the extensive wrap around slabbed paved patio area which offers fantastic outdoor seating and entertainment space, along with providing access to the continuing path which in turn leads to the side entrance gate, two artificial lawned areas reside adjacent to the continuing slabbed paved path which leads to a secondary patio area for further seating, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

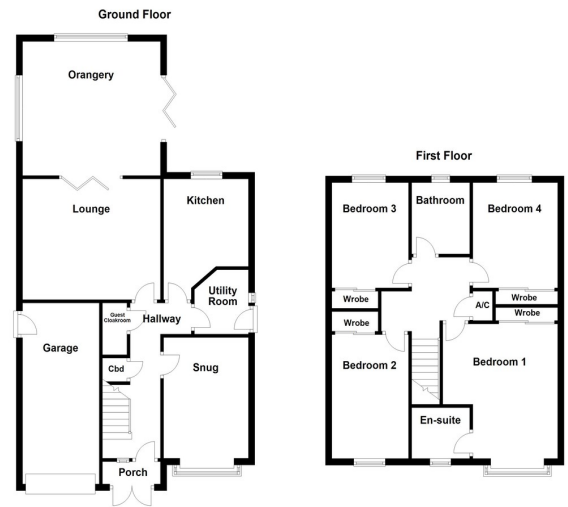
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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	63 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