



Hampton Close

Perrycrofts, Tamworth, Staffordshire, B79 8TX

Offers Over £320,000

# Property Features

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- Outstanding and Extended Semi Detached Residence
- Through Entrance Hall
- Lounge
- Stunning Kitchen/Dining/Family Area
- Guest Cloakroom
- Four Bedrooms
- Family Bathroom
- Block Paved Driveway
- Detached Garage
- Attractive Rear Garden

## Full Description

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Taylor Cole Estate Agents are pleased to bring to market this outstanding and extended semi detached residence situated in this highly desirable residential location. The property benefits from UPVC double glazing and gas fired central heating, with accommodation in brief comprising: through entrance hall, lounge, stunning open plan kitchen/dining/family area, guest cloakroom, four bedrooms, luxury family bathroom, block paved driveway and detached garage, attractive rear garden. Internal viewing is considered essential.

This attractive family home occupies an excellent position in this popular cul-de-sac, with the property being set behind a full width block paved driveway which provides ample off road parking facilities and access to the detached garage, a paved pathway leads to the side garden gate and front entrance with UPVC double glazed front door.

### THROUGH ENTRANCE HALL

Stepping in through the obscure double glazed composite front entrance door, the welcoming through hallway has a UPVC double glazed glass side screen, staircase off to the first floor landing with storage cupboard beneath, radiator, two ceiling light points, fitted cloak hooks, column radiator, 'Karndean' flooring, solid oaks door into:

### LOUNGE

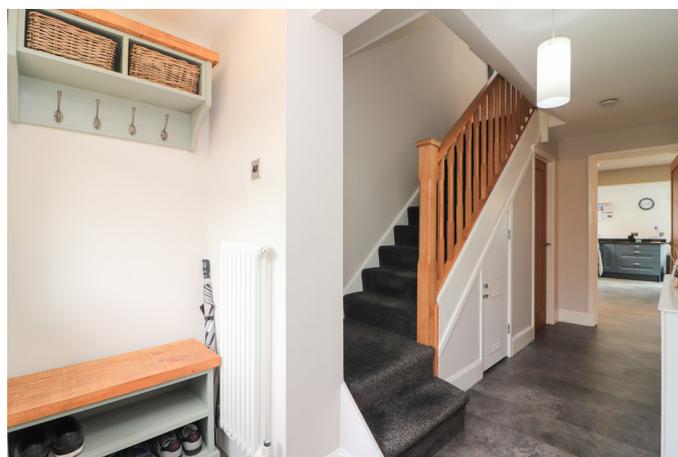
14' 6" x 12' 1" (4.42m x 3.68m)

The cosy lounge is positioned to the front of the property and has a UPVC double glazed bow window to the front aspect, feature fire display with open recess, decorative lintel and flagstone tiled hearth, ceiling light point, wall sockets, radiator, TV connection point, double solid oak doors opening into:

### OPEN KITCHEN/DINING/FAMILY AREA

18' 10" x 21' 9" (5.74m x 6.63m)

This outstanding and extended open area is perfect for modern day living requirements and boasts ample floor space which provides versatile living space, with the room comprising:



## OPEN KITCHEN

Offering a matching range of shaker base units and drawers, ceiling to floor pull-out drawers, integrated 'Beko' dishwasher, integrated 'Hotpoint' washing machine, tower oven display with built-in 'Bosch' oven and grill with additional storage above and beneath, granite working surfaces with matching up-stands, under-counter 'Belfast' sink with hot and cold mixer tap over, matching range of shaker wall units offering further storage space, central island with additional storage drawers, solid oak working surface, four ring induction hob, feature lighting over and continuing breakfast bar with chair recess beneath, ceiling downlighters, UPVC double glazed window to the side aspect, recess and point for 'America' style fridge/freezer with fitted display surround, 'Karndean' flooring opening to:



## DINING/FAMILY AREA

Having ceiling downlighters, wall mounted TV connection point, radiator, wall socket, glass ceiling lantern, triple bi-folding doors opening out to the rear garden.



## GUEST CLOAKROOM

This matching suite comprises of a close coupled WC, corner hand wash basin with hot and cold mixer tap over, half tiled surround, obscure UPVC double glazed window to the side, ceiling light point, 'Karndean' flooring.

## FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, UPVC double glazed window to the side aspect, doors to:

## BEDROOM ONE

12' 1" x 9' 6" (3.68m x 2.9m)

The spacious master bedroom has a UPVC double glazed window to the rear, ceiling light point, radiator, wall sockets, floor space for free standing double bed and free standing wardrobes.



## BEDROOM TWO

11' 10" x 8' 10" (3.61m x 2.69m)

Again being a double bedroom and providing ample floor space for free standing double bed and free standing wardrobes, ceiling light point, wall sockets, radiator, UPVC double glazed window to the front aspect.

## BEDROOM THREE

9' 6" x 9' 3" (max to recess) (2.9m x 2.82m)

The well proportioned third bedroom has wonderful floor space for free standing bed, open raised recess for free standing wardrobe, ceiling light point, wall socket, radiator, UPVC double glazed window to the front aspect.

## BEDROOM FOUR

8' 9" x 5' 8" (2.67m x 1.73m)

Currently being utilised as a games room, the fourth bedroom has a UPVC double glazed window to the rear, radiator, wall socket, ceiling light point.



### FAMILY BATHROOM

8' 7" x 6' 6" (2.62m x 1.98m)

The stunning family bathroom has a matching four piece suite which comprises of a walk-in shower with enclosed waterfall shower head, detachable hose and folding glass side screen, WC, pedestal hand wash basin with hot and cold taps over, roll top bath with claw feet, hot and cold mixer tap over and detachable hose, half tiled surround, obscure UPVC double glazed window to the rear, ceiling downlighters, extractor fan, quality wood grain effect flooring.

### OUTSIDE

### GARAGE

With timber entrance door, ceiling strip light point, power points, obscure UPVC double glazed door leading to the rear garden.

### ATTRACTIVE REAR GARDEN

The immaculately presented rear garden provides multiple outdoor seating areas by way of its raised decking area and slabbed paved patio which continues to the side aspect offering a brick built barbeque, access to the side entrance gate, rear entrance garage door and raised flowerbeds, a central lawn provides greenery with brick built raised flowerbeds surround offering further plantation and evergreens, a corner potting shed with double opening doors provides external storage space, brick built walls to boundaries.

### ANTI MONEY LAUNDERING

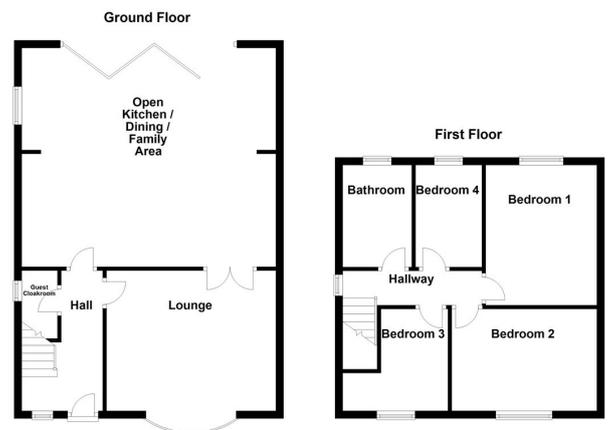
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		83 B
69-80	C	69 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