



TAYLOR  
COLE  
*Signature*

## Elford Park

Elford, Tamworth, B79 9DF

- Beautiful and Well Kept Barn Conversion
- Entrance Porch
- Living Room
- Dining Area
- Breakfast Kitchen
- Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms
- Bathroom
- Garage, Off Road Parking Facilities

**£650,00**

EPC Rating '48'





## Property Description

Taylor Cole Signature are thrilled to bring you this most beautiful and well kept barn conversion set within this idyllic semi rural location of Elford Park. The property is set amongst similar residences on this outstanding small development and boasts internal accommodation which consists of: entrance porch, living room, dining area, breakfast kitchen, guest cloakroom, gallery landing, master bedroom with en-suite, three further bedrooms, bathroom, garage, off road parking facilities for both residents and visitors. Early internal viewing is considered essential. No chain.

Tucked away on the outskirts of Elford is this charming private drive of 'Elford Park'. The estate offers a collection of stunning properties and enjoys a private position in this semi rural location. Arriving to the entrance of the park, there is a stretch of tarmac driveway which lines through glorious buttercup fields and uninterrupted views which surround the private estate. The driveway reveals the secluded development where you have visitor parking facilities, off road parking for the property and access to the single garage which is set at the end of a trio.





#### ENTRANCE PORCH

Stepping into the porch through the double glazed French doors, the porch has a wall mounted courtesy light point, door into the storage cupboard, stone flooring, feature front entrance door into:

#### LIVING ROOM

15' 1" x 19' 8" (4.6m x 5.99m) Set within an open plan living arrangement but remaining as a separate area, the living room provides a wealth of floor space for free standing furniture and is filled with characteristic features to include original exposed beam ceiling, reclaimed brick fire display with recess and point for decorative fire and stone hearth, beautiful display of stained glass doors to the side aspect, double glazed window overlooking both the private rear garden and communal courtyard, along with double doors which provide access to rear, a combination of exposed brick and plaster surround the walls, two wall mounted light points, ceiling light point, TV connection point, wall sockets, two radiators, open aspect to:



#### DINING AREA

19' 8" x 13' 0" (5.99m x 3.96m) The versatile dining area provides floor space for separate seating or dining and has two double glazed windows overlooking the courtyard, continuing the original exposed beam ceiling, staircase off to the first floor landing, wall sockets, radiator, ceiling light point, two wall mounted light points, door into:



#### BREAKFAST KITCHEN

16' 4" x 7' 7" (4.98m x 2.31m) The country style kitchen has a matching range of shaker solid wood base units and drawers, recess and plumbing for washing machine, integrated 'Kenwood' dishwasher, integrated full height fridge/freezer, roll top wood grain effect working surfaces, four ring 'Diplomat' hob with tiled splashback and extractor hood over, one and half bowl inset sink and drainer unit with hot and cold mixer tap above, matching range of solid wood shaker wall units offering further storage space, dual aspect windows by way of French doors opening to the rear garden and windows to the courtyard, exposed beam ceiling, two wall mounted light points, radiator, wall sockets, tiled flooring.



#### GUEST CLOAKROOM

6' 2" x 4' 7" (1.88m x 1.4m) Having storage beneath the stairs, two wall mounted light points, door into the boiler cupboard enclosing the combination boiler, two piece suite comprising of a corner hand wash basin with hot and cold taps over, WC, extractor fan, tiled flooring.



#### GALLERY LANDING

Used as an additional reading area and having a birds eye view over the attractive rear garden through its French doors which in turn lead to a balcony area with steps down to the patio. The landing itself has a vaulted ceiling with original feature beams, stairs to the loft void, radiator, double glazed window over the staircase, wall sockets, wall mounted light points, ceiling light point, doors to:

#### BEDROOM ONE

9' 6" x 12' 8" (2.9m x 3.86m) The master bedroom provides ample floor space for free standing bedroom furniture, walk-in wardrobe enclosing hanging rail and shelving unit, double glazed window overlooking the rear courtyard, ceiling light point, wall sockets, radiator, telephone connection point (subject to regulations), door into:



#### EN-SUITE

5' 8" x 5' 0" (1.73m x 1.52m) Benefitting from ceiling to floor tiled surround and a matching suite of a corner shower unit with enclosed shower fitment, glass side screen and glass door, WC, pedestal hand wash basin with hot and cold taps over, extractor fan, ceiling downlighters, tiled flooring.

#### BEDROOM TWO

12' 5" x 7' 4" (3.78m x 2.24m) Situated to the rear of the property and having an outlook across the communal courtyard through its double glazed window, bedroom two has a ceiling light point, wall mounted light point, radiator, wall sockets, exposed beam ceiling, two separate doors into built-in wardrobes which both enclose hanging rail and shelving unit.



#### BEDROOM THREE

8' 8" x 11' 5" (2.64m x 3.48m) Again being a double bedroom and having a ceiling light point, wall light point, radiator, wall socket, TV connection point, double glazed window overlooking the private rear garden.

#### BEDROOM FOUR

6' 0" x 8' 10" (1.83m x 2.69m) Currently being utilised as a home office, this fourth bedroom has a built-in wardrobe offering hanging rail and shelving unit, ceiling light point, radiator, wall socket, double glazed window to the rear.



#### BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) This attractive suite comprises of a pedestal hand wash basin with hot and cold taps over, WC, panelled bath with hot and cold taps and shower fitment attached, ceiling to floor tiled surround, ceiling downlighters, tiled flooring.



#### LOFT VOID

Offering superb storage space and accessed via the staircase from the gallery landing, the loft void has a roof light window to the rear, ceiling downlighters, plaster finish to walls.

#### OUTSIDE

#### REAR GARDEN

This exceptional rear garden displays a plethora of established plants, evergreens and shrubbery, with mature trees surrounding the garden boundary and enclosing privacy, neat lawn and shaped patio area surround offering superb outdoor seating and living space, blue brick steps with wrought iron railings continue from the patio to the gallery landing, a secluded timber frame pergola is situated to the rear of the garden with additional outdoor seating beneath and pruned climbers surround.

#### 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

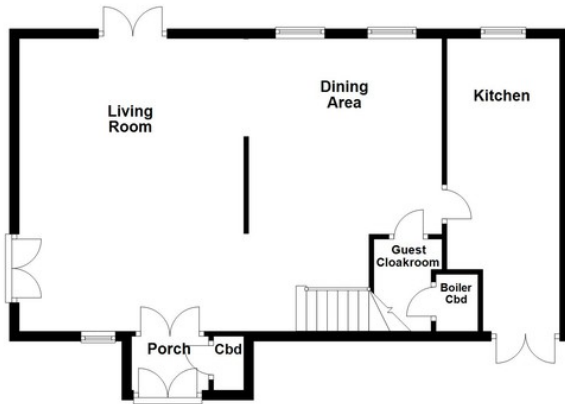
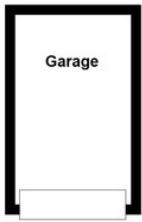
We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

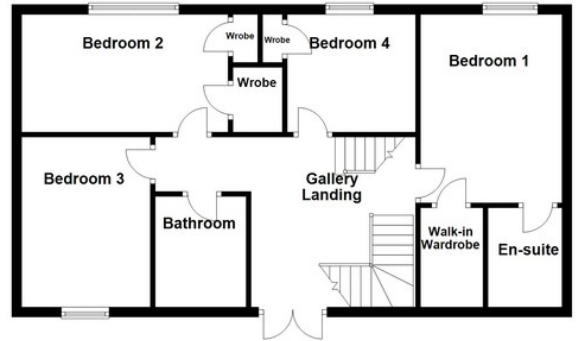
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



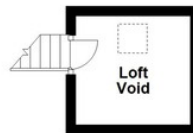
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 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