

Oxbridge Way

Tame Meadow, Tamworth, Staffordshire, B79 7YL

£365,000

# Property Features

---

- Modern and Very Well Presented Detached Residence
- Entrance Porch, Reception Hallway
- Lounge
- Dining Room
- Fitted Kitchen
- Utility Room, Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms
- Family Bathroom
- Garage Store, Driveway, Rear Garden

## Full Description

---

Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and very well presented detached residence boasting an enviable position upon this sought after residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, lounge, dining room, fitted kitchen, utility room, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, garage store, rear garden, tarmacadam driveway. Early internal viewing is considered essential.

This superb four bedroom detached family residence is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself having a tarmacadam driveway to the fore providing ample off road parking facilities along with access to the porch front entrance door.

### ENTRANCE PORCH

Accessed via the double opening UPVC double glazed doors and having a wall mounted light point, tiled flooring, secure composite front entrance door into:

### THROUGH HALLWAY

With luxury wood grain effect flooring, two ceiling light points, staircase off to the first floor landing with storage cupboard beneath, radiator, wall socket, integral door into the garage, telephone connection point (subject to regulations), door off to:

### LOUNGE

15' 6" x 12' 2" (4.72m x 3.71m)

Positioned to the rear of the property, the spacious lounge offers fantastic floor space for free standing lounge furniture and has UPVC double glazed French doors opening out to the rear decking area, two ceiling light points, two radiators, wall sockets, telephone connection point (subject to regulations), luxury wood grain effect flooring.

### DINING ROOM

9' 10" x 9' 8" (3m x 2.95m)

This versatile additional reception room is positioned to the front of the property and boasts ample floor space for free standing dining room table with ceiling light point above, UPVC double glazed window to the front aspect, radiator, wall sockets.



#### FITTED KITCHEN

14' 4" x 8' 2" (4.37m x 2.49m)

The modern fitted kitchen boasts a matching range of white gloss handleless base units and drawers with integrated fridge, integrated 'Neff' dishwasher, built-in slide and hide 'Neff' oven with four ring 'Neff' induction hob, glass splashback and 'Neff' extractor hood over, floor space for free standing fridge/freezer, square edge working surfaces with matching up-stands, inset stainless steel one and a half bowl sink and drainer unit with hot and cold mixer tap over, wall sockets, matching range of white gloss handleless wall units offering further storage space, built-in 'AEG' microwave, dual aspect UPVC double glazed windows to both the side and rear, UPVC double glazed door opening to the side aspect, ceiling downlighters, upright modern column radiator, tiled flooring.



#### UTILITY ROOM

7' 9" x 10' 1" (2.36m x 3.07m)

The utility room is accessed from the garage store and has matching base and wall unit with roll top laundry working surface, inset one and a half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, recess and plumbing for washing machine, recess and point for tumble dryer, ceiling light point, wall socket, tiled flooring, door into the garage store.



#### GUEST CLOAKROOM

3' 5" x 8' 2" (1.04m x 2.49m)

This matching suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath with tiled splashback above, ceiling light point, obscure UPVC double glazed window to the side aspect, radiator, tiled flooring.

#### FIRST FLOOR LANDING

Having loft hatch access, radiator, wall socket, door into the airing cupboard enclosing the 'Worcester Bosch' combination boiler, door into:

#### MASTER BEDROOM

13' 1" x 12' 4" (3.99m x 3.76m)

The attractive master bedroom boasts superb floor space for free standing bedroom furniture and has built-in display of wardrobes enclosing hanging rails and shelving units with folding mirror fronted doors, ceiling light point, radiator, wall sockets, door into:



#### EN-SUITE

4' 11" x 5' 5" (1.5m x 1.65m)

With ceiling to floor tiled surround and a matching three piece suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, corner shower unit with enclosed 'Bristan' shower fitment, glass side screen and sliding glass doors, obscure UPVC double glazed window to the front aspect, wall mounted heated towel rail, ceiling downlighters, extractor fan, tiled flooring.

#### BEDROOM TWO

10' 2" x 8' 11" (3.1m x 2.72m)

Again being a double bedroom and having built-in wardrobe enclosing hanging rail and shelving unit with triple mirror fronted folding doors, UPVC double glazed window to the rear aspect, ceiling light point, radiator, wall socket.



#### BEDROOM THREE

10' 11" x 8' 1" (3.33m x 2.46m)

Currently being utilised as the home office, the third bedroom has UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket, built-in wardrobe enclosing hanging rail and shelving unit.

**BEDROOM FOUR**

6' 7" x 8' 4" (2.01m x 2.54m)

Positioned to the rear of the property and having ceiling light point, radiator, wall socket, UPVC double glazed window.

**FAMILY BATHROOM**

6' 10" x 5' 5" (2.08m x 1.65m)

This matching white suite comprises of a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, panelled bath with hot and cold taps over and shower fitment above, glass side screen, ceiling to floor tiled surround, wall mounted heated towel rail, obscure UPVC double glazed window to the rear, ceiling downlighters, wall mounted vanity unit with inset lighting, tiled flooring.

**OUTSIDE**

**GARAGE STORE**

Having an up and over garage door and with ceiling light point, door into the utility room, door returning into the through hallway.

**REAR GARDEN**

The attractive rear garden begins with shaped decking area offering superb outdoor seating and entertainment space, which in turn continues to the side aspect and leads to the side entrance gate, an external cold tap is accessible, L-shaped lawn area positioned within the centre, timber fencing to all boundaries.

**ANTI MONEY LAUNDERING**

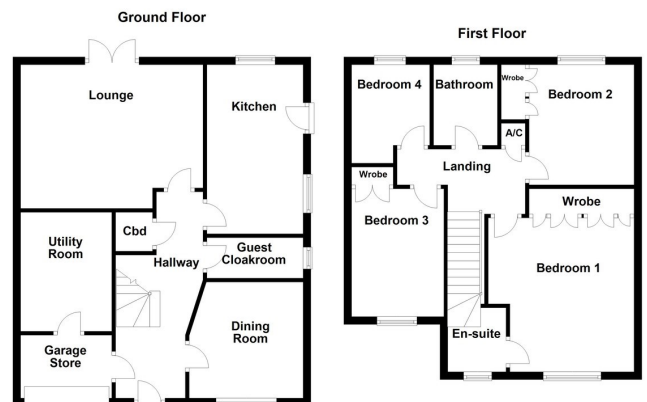
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road  
 Tamworth  
 Staffordshire  
 B79 7HL

www.taylorcole.co.uk  
 sales@taylorcole.co.uk  
 01827 311412

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