



Ridgewood Rise  
, Tamworth, B77 3AQ

Offers Over £325,000

# Property Features

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- Attractive & Extended Family Home
- Welcoming Entrance Hall & Porch
- Lounge / Dining Area
- Open Breakfast Kitchen / Family Area
- Snug & Guest Cloakroom
- Master Bedroom with En-Suite
- Three Further Bedrooms
- Family Bathroom
- Stunning Rear Garden
- Driveway & Garage Store

## Full Description

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Taylor Cole Estate Agents are thrilled to present this beautiful & extended semi-detached house, nestled within the popular residential road of Ridgewood Rise, Amington.

### GROUND FLOOR

Upon entering the property, you are greeted by an inviting entrance porch and hall, setting the tone for a warm and welcoming atmosphere. The spacious lounge and dining area provide ample space for relaxation and entertaining, while the adjoining breakfast kitchen and family area offer a perfect spot for social gatherings and cooking.

Currently being used as an additional bedroom, the snug is situated within the garage conversion, which also includes the added convenience of a guest cloakroom.

### LOUNGE/DINER

9' 08" x 24' 00" (2.95m x 7.32m)

### BREAKFAST KITCHEN / FAMILY AREA

16' 01" x 15' 07" (4.9m x 4.75m)

### SNUG

10' 02" x 7' 09" (3.1m x 2.36m)

### GUEST CLOAKROOM

4' 00" x 3' 00" (1.22m x 0.91m)



## FIRST FLOOR

Upstairs, the master bedroom boasts an en-suite bathroom. Additionally, there are three more well appointed bedrooms and a family bathroom that ensure comfortable living for the entire household.

### BEDROOM ONE

12' 11" x 9' 08" (3.94m x 2.95m)

### BEDROOM ONE EN-SUITE

6' 00" x 6' 04" (1.83m x 1.93m)

### BEDROOM TWO

13' 05" x 7' 04" (4.09m x 2.24m)

### BEDROOM THREE

10' 07" x 9' 00" (3.23m x 2.74m)

### BEDROOM FOUR

6' 10" x 6' 01" (2.08m x 1.85m)

### FAMILY BATHROOM

7' 03" x 9' 09" (2.21m x 2.97m)



## EXTERNAL

The stunning and immaculately presented rear garden is complete with an undercover hot tub area. To the fore is entrance to the garage store and driveway.

## ANTI MONEY LAUNDERING

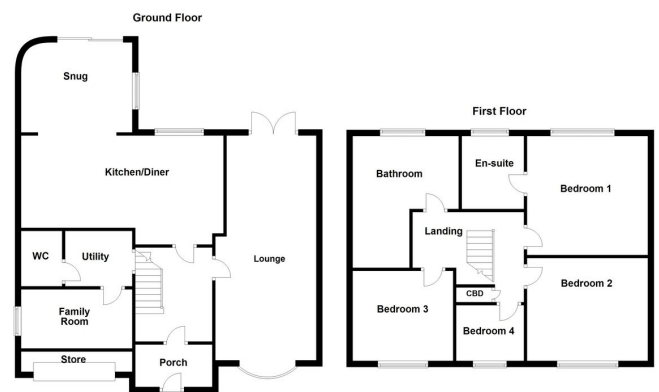
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



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