



Burdett Road  
Warton, Tamworth, B79 0JZ

£329,950

# Property Features

- Spacious and Immaculately Presented Detached Family Residence
- Newly Constructed Residential Development
- Popular Village Location
- Entrance Hall, Guest Cloakroom
- Lounge, Kitchen/Dining Area
- Master Bedroom with En-Suite
- Two Further Bedrooms, Family Bathroom
- Rear Garden, Garden Room, Wrap Around Fore Garden
- Garage Store, Tandem Drive Way
- Early Internal Viewing Is Considered Essential

## Full Description

Taylor Cole Estate Agents are thrilled to present this spacious and immaculately presented detached family residence located on this newly constructed residential development in the heart of the popular village of Warton. The property benefits from both UPVC double glazing and gas fired central heating with accommodation briefly comprising of entrance hall, kitchen/dining area, lounge, guest cloakroom, master bedroom with en suite, two further double bedrooms, family bathroom, rear garden, garden room, garage store, tandem drive way and wrap around fore garden, early internal viewing is considered essential.

This superb three-bedroom detached family home boasts an enviable corner plot position with wrap around fore garden surround a tandem tarmac drive way which provides access to the up and over garage door store and side entrance gate with the composite front entrance door having a canopy storm porch over.

### ENTRANCE HALL

Accessed via the obscure UPVC double glazed composite front entrance door and having ceiling light point, wall socket, radiator, tiled flooring, stairs of to first floor landing with storage cupboard beneath enclosing the telephone and wi-fi connection point with doors of to

### LOUNGE

11' 08" x 15' 10" (3.56m x 4.83m)

The dual aspect lounge has UPVC double glazed window to the front aspect with a feature bay window to the side both with fitted shutters, two ceiling light points, radiator, wall socket with some boasting USB charging points, television connection point and ample floor space for free standing lounge furniture.



## OPEN KITCHEN/DINING AREA

10' 10" x 15' 09" (3.3m x 4.8m)

This open and modern kitchen/dining area begins with the fitted kitchen which comprises of a matching range of base units and draws with integrated 'Zanussi' dish washer, integrated 'Zanussi' washing machine, full height built in fridge/freezer, a built in 'Zanussi' oven with additional storage above and beneath, roll top working surfaces with inset bowl and half stainless steel sink and drainer unit with hot and cold mixer tap over, complimentary tiled surround, wall sockets, a four ring 'Zanussi' gas hob tiled splash back and extractor hood over, matching range of wall units for further storage space housing for the 'Ideal logic' combination boiler, UPVC double glazed windows to the front with fitted shutters and also overlooking the rear garden with matching French doors opening to the rear patio, ceiling down lighters and tiled flooring opening to floor space for free standing dining room table with radiator, ceiling light point above and further wall sockets.



## GUEST CLOAKROOM

6' 03" x 3' 02" (1.91m x 0.97m)

This matching suite comprises of a close coupled WC corner hand wash basin with hot and cold mixer tap over, half tiled surround, ceiling light point, extractor fan, radiator and tiled flooring.

## FIRST FLOOR LANDING

Having the loft hatch access radiator, wall sockets, door into the over stairs storage cupboard enclosing fitted shelving units and doors of to



## MASTER BEDROOM

10' 11" x 9' 08" (3.33m x 2.95m)

The master bedroom boasts floor space for free standing double bed and have a fitted display of sharps wardrobes which enclose double hanging rails and helving units, a UPVC double glazed window to the side aspect, ceiling light point, radiator, wall socket, television connection point, and door into



## MASTER BEDROOM ENSUITE

9' 08" x 4' 06" (2.95m x 1.37m)

This modern en suite has a matching three piece suite which comprises of a walk in shower with enclosed shower fitment, glass side screen and sliding glass doors a pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, half tiled surround with matching floor tiles, ceiling down lighter a wall mounted heated towel rail, obscure UPVC double glazed window to the front aspect and extractor fan.

## BEDROOM TWO

7' 09" x 10' 05" (2.36m x 3.18m)

Being a double bedroom and having a a ceiling light point, radiator, wall sockets and UPVC double glazed window to the front aspect.

## BEDROOM THREE

10' 05" x 7' 08" (3.18m x 2.34m)

The well-proportioned third bedroom offers floor space for free standing double bed and has wall socket, telephone connection point, radiator, ceiling light point and UPVC double glazed window to the side aspect.

## FAMILY BATHROOM

6' 03" x 6' 03" (1.91m x 1.91m)

The matching white suite comprises of close coupled WC, pedestal hand wash basin with hot and cold mixer tap over a panelled bath with shower fitment above, glass side screen and extended tiled surround, ceiling down lighters, extractor fan, wall mounted heated towel rail, obscure UPVC double glazed window to the front aspect, shavers socket and tiled flooring.



**OUTSIDE**

**REAR GARDEN**

The attractive rear garden begins with the slabbed paved patio area which provides access to the external cold water tap, four outdoor power points, side entrance gate and continuing path which leads to the garden room and further patio area which resides to the rear of the garden providing superb outdoor seating and entertainment space, a neat lawn occupies the centre of the garden, with timber fencing surround and French doors into

**GARDEN ROOM**

10' 07" x 9' 02" (3.23m x 2.79m)

Incorporated within the garage conversion this insulated and plastered garden room is currently being utilized as a home office/snug with the room itself having ceiling down lighters, ample wall sockets and quality wood grain effect flooring.

**ANTI MONEY LAUNDERING**

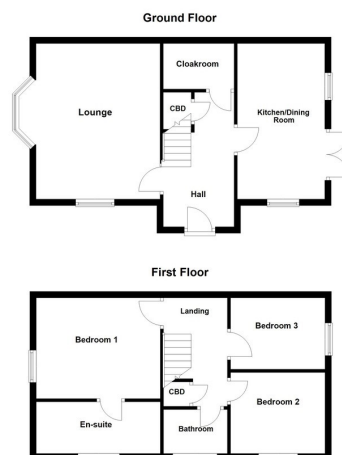
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

**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		95 A
81-91	B	83 B	
69-80	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