



Tamworth Road
Amington, Tamworth, B77 3AB

Offers Over £370,000

Property Features

- Outstanding Extended Family Home
- Entrance Porch & Hall
- Living Room & Dining Area
- Stunning Fitted Kitchen
- Utility & Guest Cloakroom
- Three Bedrooms
- Attractive Family Bathroom
- Generous Rear Garden With Garden Room
- Driveway
- Internal Viewing Is Considered Essential

Full Description

Welcome to this most beautiful three bedroom detached family home, nestled in this wonderful position within Amington. Meticulously renovated to an exceptional standard by the current owners, this property boasts both elegance and functionality, with a thoughtfully designed rear extension adding valuable internal space, all situated behind it's spacious driveway.

GROUND FLOOR

Upon entering through the entrance porch, you are greeted by a reception hall leading to the first floor landing. The living room is a cosy retreat, featuring a sophisticated media wall with a recess for the TV and adjacent display units, adorned with tasteful LED lighting. A window overlooking the front aspect bathes the room in natural light, complementing the Karndean flooring that seamlessly extends into the dining area. The utility room and guest cloakroom are conveniently located in this section, providing practicality and ease of use. The highlight of the ground floor is the stunning extended kitchen, equipped with modern shaker units, a central island, and bi-folding doors that open out to the rear garden, creating a perfect blend of indoor and outdoor living.

LIVING ROOM

14' 03" x 10' 08" (4.34m x 3.25m)

DINING AREA

10' 08" x 7' 10" (3.25m x 2.39m)

OPEN ASPECT KITCHEN

12' 01" x 15' 10" (3.68m x 4.83m)



UTILITY ROOM

7' 09" x 8' 05" (2.36m x 2.57m)

GUEST CLOAKROOM

3' 03" x 4' 04" (0.99m x 1.32m)

FIRST FLOOR

Ascend the staircase with matching bespoke oak banister, handrails and fitted stair gate to reach the first floor. Here, three generously sized bedrooms await, each thoughtfully designed to maximise comfort and style. The attractive bathroom, adorned with a matching modern suite, adds a touch of luxury to this family home.

BEDROOM ONE

9' 06" x 11' 07" (2.9m x 3.53m)

BEDROOM TWO

12' 03" x 8' 10" (3.73m x 2.69m)

BEDROOM THREE

6' 10" x 8' 04" (2.08m x 2.54m)

BATHROOM

7' 08" x 6' 01" (2.34m x 1.85m)

REAR GARDEN

The rear garden, set across two tiers, features a porcelain patio on the lower level and ample space on the upper level for gardening or relaxation. A side aspect provides convenient access to the front, while a newly constructed garden room presents excellent potential for a versatile outdoor space, perfect for entertaining, a home office, or a peaceful retreat.

GARDEN ROOM

This versatile room is current used as a home office / gym, but offers various uses by providing ample floorspace, doors opening out to the rear patio and window adjacent.



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		
55-68	D	67 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 and 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