



## Ridgewood Rise

Amington, Tamworth, Staffordshire, B77 3AG

£375,000

# Property Features

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- Deceivingly Spacious Three Bedroom Property
- Option To Be Utilized and Serve As A Five Bedroom
- Lounge, Dining Room, Fitted Kitchen, Utility Room
- Snug Room/Fourth Bedroom
- Family Room, Downstairs Bathroom
- Master Bedroom and Two Further Bedrooms
- Shower Room and Separate WC
- Mature Spacious Garden
- Block Paved Driveway
- Internal Viewing Is Highly Recommended

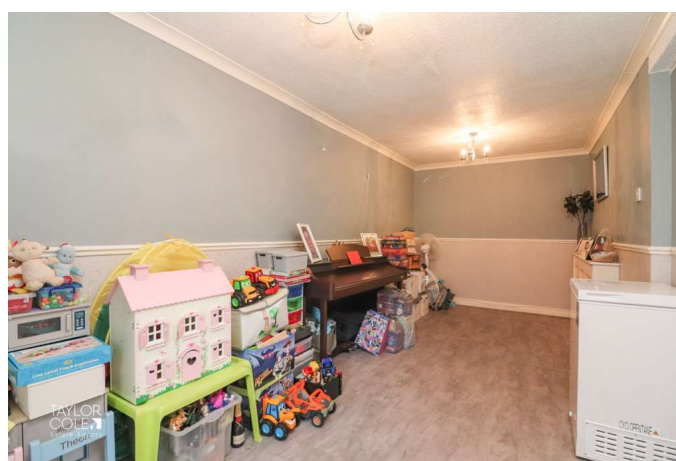
## Full Description

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Taylor Cole Estate Agents are delighted to present 'for sale' this incredibly unique and deceivingly spacious three bedroom (with option to be utilized and serve as a five bedroom) family home, benefiting from meticulous ground floor extension offering a wealth of internal space, set within this highly desirable residential development. Occupying a commanding cul de sac position and set behind a well-kept block paved driveway leading to the front entrance door.

### GROUND FLOOR

Stepping inside, you are first met with a welcoming entrance porch coupling up with a bright and inviting reception hallway hosting stairs off to first floor landing and doors opening up to an incredibly generous lounge, with a myriad of space for freestanding furnishings and reception. The ground floor is supplemented by three further spaces for possible reception whilst offering the versatility to be used as bedrooms. A superb kitchen rests at the rear of the property supplemented with an integral utility room, with an attractive range of matching units and bathed in natural light with views onto the rear garden. Two further points of reception are positioned at the rear of the home with a bright conservatory and sizeable family room. With remaining points of reception towards the front of the property found within the dining room and the snug, which have both been previously utilised as bedrooms. A well-appointed bathroom can be found off of the dining room with a matching three piece suite.



PORCH

RECEPTION HALL

LOUNGE

30' 0" x 12' 3" (9.14m x 3.73m)

DINING ROOM

16' 3" x 7' 11" (4.95m x 2.41m)

KITCHEN

17' 6" x 7' 5" (5.33m x 2.26m)

UTILITY ROOM

FAMILY ROOM

18' 2" x 8' 2" (5.54m x 2.49m)

SNUG/BEDROOM FOUR

14' 9" x 8' 0" (4.5m x 2.44m)

DOWNSTAIRS BATHROOM

8' 4" x 5' 4" (2.54m x 1.63m)

FIRST FLOOR

Ascending to the first floor you can find three superb bedrooms which all host comfortable proportions for a vast array of bedroom and office furnishings alike, the bathroom has been tastefully redecorated and styled as a shower room, sharing the space with a pedestal sink with the WC being located in a separate space.

BEDROOM ONE

14' 3" x 10' 7" (4.34m x 3.23m)

BEDROOM TWO

13' 6" x 8' 9" (4.11m x 2.67m)

BEDROOM THREE

10' 8" x 8' 0" (3.25m x 2.44m)

SHOWER ROOM

5' 9" x 5' 7" (1.75m x 1.7m)

SEPARATE WC

5' 11" x 2' 7" (1.8m x 0.79m)



## EXTERNAL

Stepping outside, a tidy block paved patio wraps around the border of the property, providing ideal space for a range of heavier garden furnishings to accommodate seating and entertainment. Continuing up the steps, the plot opens up to a sprawling garden, adorned with mature shrubbery and verdant lawns and enclosed by timber fencing, the deceptively spacious nature of the plot is truly complimented with this excellent garden.

## ANTI MONEY LAUNDERING

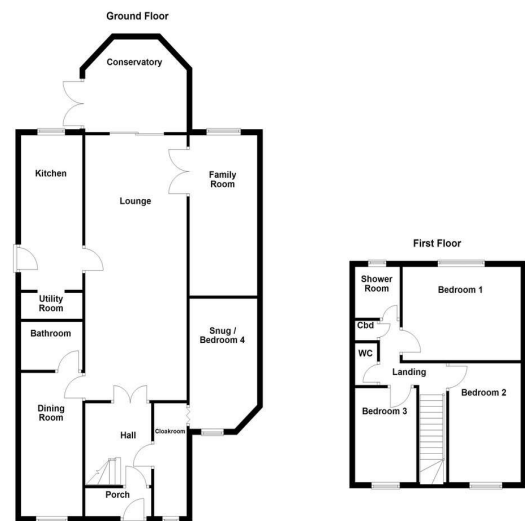
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		
69-80	C		75 C
55-68	D	64 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 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