



Ottery

Hockley, Tamworth, B77 5QH

£450,000

Property Features

- Executive Detached Family Home
- Generous Corner Plot
- Spacious Through Lounge
- Fitted Breakfast Kitchen
- Four Double Bedroom
- Master Bedroom with En Suite
- Family Bathroom
- Exceptional Rear Garden
- Freehold
- Viewing Highly Advised

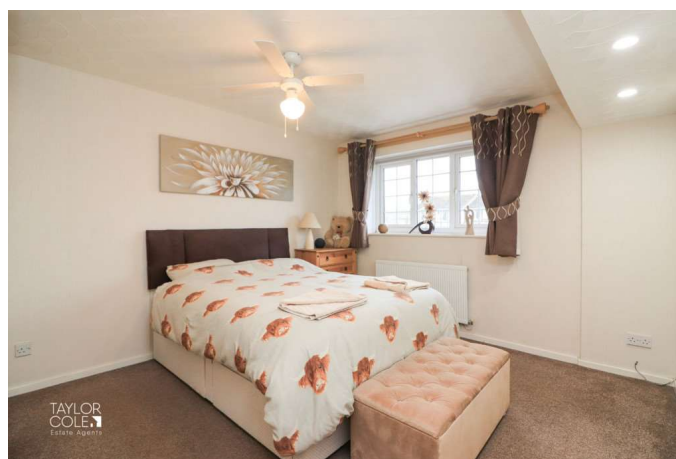
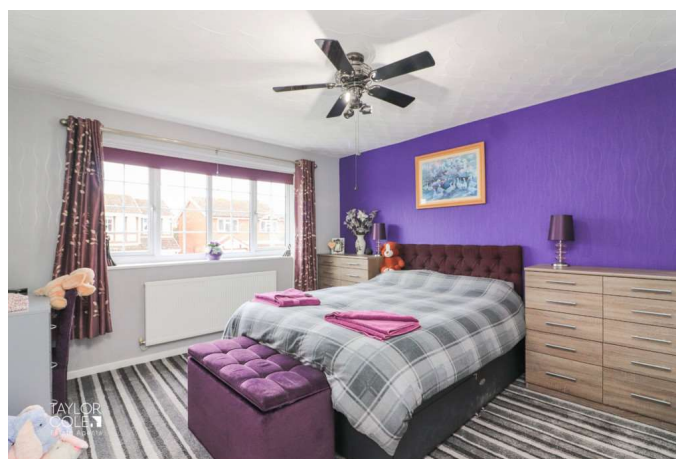
Full Description

Welcome to this spectacular four-bedroom detached home nestled within one of the most desirable postcodes, boasting an executive corner plot that exudes charm and elegance. Thoughtfully extended to offer a plethora of internal space and versatile reception areas, this residence is perfectly suited for budding families or those seeking multi-generational living. Set behind a generous frontage adorned by verdant lawns and accompanied by a spacious driveway providing ample off road parking and access to the front entrance door.

GROUND FLOOR

Upon entering, you are greeted by a bright and inviting entrance hall, leading to all areas of the ground floor accommodation. The incredibly spacious through lounge, characterised by a wonderful bay window, seamlessly flows into the formal dining room, ideal for intimate gatherings. Adding to the allure is the illuminating sun room, offering access to the rear garden, creating a serene space to unwind.

Positioned to the rear of the home is the superb breakfast kitchen, complete with integrated appliances and tasteful base units complemented by roll-top working surfaces. This space effortlessly combines with a purpose-built utility room, providing convenience and access to the garage and rear garden. Completing the ground floor is the office/snug, offering additional reception space, and the neighbouring guest cloakroom, ensuring comfort for residents and guests alike.



RECEPTION HALL

THROUGH LOUNGE

16' 7" x 11' 6" (5.06m x 3.52m)

DINING ROOM

9' 5" x 10' 7" (2.88m x 3.23m)

BREAKFAST KITCHEN

10' 4" x 16' 2" (3.16 (Max)m x 4.94 (Max)m)

OFFICE

7' 4" x 15' 10" (2.26m x 4.85m)

SUN ROOM

8' 8" x 12' 5" (2.66m x 3.8m)

UTILITY ROOM

7' 11" x 12' 5" (2.43m x 3.80m)

CLOAKROOM

INTEGRAL GARAGE

FIRST FLOOR

Upstairs, four fantastic double bedrooms await, with the main bedroom benefiting from fitted wardrobes and a sleek en suite bathroom featuring a vanity sink unit and fitted shower enclosure. Three generously proportioned bedrooms offer versatility, while a well-appointed family bathroom boasts a matching three-piece suite having a full-sized 'whirlpool' bathtub with shower screen and fitment over, vanity sink unit offering hand wash basin and close coupled WC with a complimentary tiled surround.

MASTER BEDROOM

11' 9" x 11' 5" (3.59m x 3.50m)

EN SUITE

4' 5" x 4' 8" (1.37m x 1.44m)

BEDROOM TWO

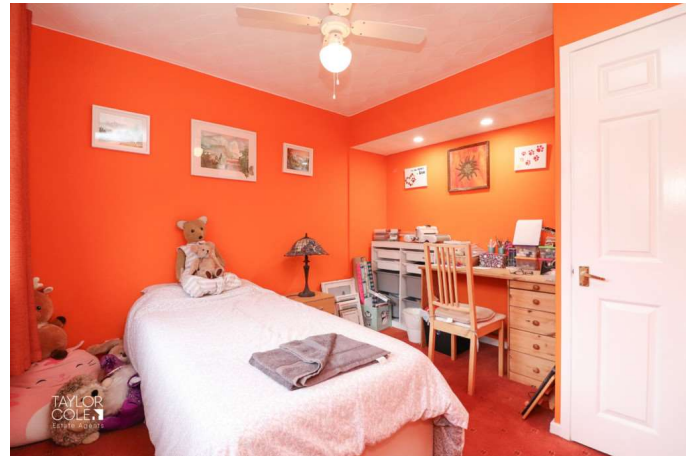
10' 11" x 12' 9" (3.35m x 3.90m)

BEDROOM THREE

10' 6" x 9' 8" (3.22m x 2.95 (Max)m)

BEDROOM FOUR

10' 0" x 8' 0" (3.07m x 2.45m)



BATHROOM

7' 7" x 7' 1" (2.32m x 2.18m)

EXTERNAL

Externally, the property delights with a spacious and private rear garden featuring well-manicured flower beds throughout, creating a vibrant and pleasant retreat. A medley of block-paved patios and lawns provide ample space for outdoor gatherings and entertainment, completing this exceptional home with a range of useful outbuildings in combination with a host of external electrical points and courtesy lighting.



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		81 B
69-80	C	70 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 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