



Stonehaven

Amington, Tamworth, Staffordshire, B77 3QX

£335,000

Property Features

- Detached Family Home with No Onward Chain
- Entrance Hall
- Lounge, Separate Dining Room
- Kitchen
- Snug
- Guest Cloakroom
- Store Room
- Bedroom One with En-suite
- Two Further Bedrooms, Family Bathroom
- Driveway, Rear Garden

Full Description

Welcome to this remarkable three bedroom detached family home with no onward chain, occupying an enviable yet discreet position being tucked away in a charming cul de sac position. Benefiting from a wealth of accommodation throughout the property and well manicured exteriors, this excellent home offers close proximity to a range of well regarded local schooling and shopping amenities.

GROUND FLOOR

As you enter, you're greeted by a warm and welcoming entrance hallway, featuring stairs leading off to the first floor and a convenient guest cloakroom, setting the tone for the home's inviting ambience.

The dining room serves as the central hub of the home, offering ample space for a range of freestanding furnishings and basking in natural light streaming through the window overlooking the front aspect, creating the perfect setting for gatherings and meals with loved ones.

At the rear of the home, the cosy lounge provides a private retreat for relaxation, complete with a feature fireplace and a bay window with French doors opening out onto the rear garden and patio, seamlessly blending indoor and outdoor living spaces.

The attractive fitted kitchen is a chef's delight, boasting a wonderful array of matching base units, roll-top working surfaces, and integrated appliances, with a door leading out onto the side aspect, ensuring ease of access for outdoor activities.



A thoughtfully converted garage now offers an excellent supplementary reception space, currently utilised as a snug/office, alongside a useful store room housing the central heating boiler, providing versatility and functionality for modern living.

ENTRANCE HALL

LOUNGE

12' 7" x 15' 1" (3.84m x 4.62m (max))

KITCHEN

10' 5" x 6' 11" (3.20m x 2.13m)

DINING ROOM

12' 2" x 9' 4" (3.71m x 2.87m)

SNUG

7' 4" x 9' 8" (2.24m x 2.97m)

GUEST CLOAKROOM

2' 5" x 5' 4" (0.76m x 1.63m)

STORE ROOM

7' 5" x 5' 2" (2.27m x 1.60m)

FIRST FLOOR

Ascending to the first floor, the home presents three fantastic bedrooms, each offering comfortable proportions for adaptable accommodation options. The master bedroom welcomes double proportions and natural light, featuring fitted wardrobes and an excellent en suite bathroom, complete with a three-piece suite including a corner shower enclosure, pedestal hand wash basin, and close-coupled WC, exuding luxury and convenience.

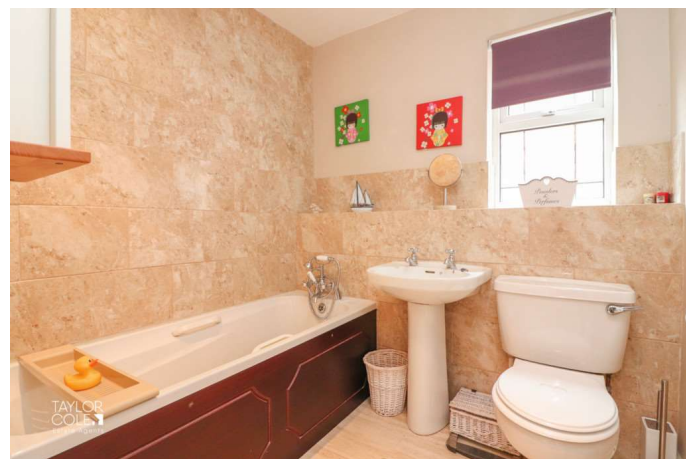
Two further bedrooms offer ample space to accommodate a range of bedroom furnishings, both boasting views over the fore, while a well-presented family bathroom, embellished with quality tiled surrounds, features a matching three-piece suite, ensuring comfort and style for the whole family.

BEDROOM ONE

9' 3" x 13' 10" (2.82m x 4.23m (max))

EN-SUITE

6' 0" x 5' 1" (1.83m x 1.56m)



BEDROOM TWO
7' 10" x 11' 0" (2.40m x 3.37m)

BEDROOM THREE
9' 0" x 8' 0" (2.76m x 2.46m)

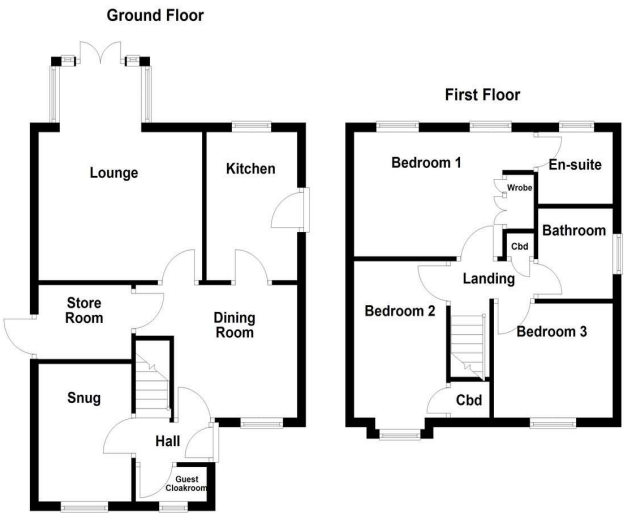
BATHROOM
5' 4" x 6' 3" (1.64m x 1.93m)

EXTERNAL
The rear garden offers an extremely private setting, with tastefully maintained evergreens and mature shrubbery screening the borders, verdant lawns and a slab paved patio combine effortlessly to complete the composition with space for external seating and entertainment.

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		80 C
55-68	D	65 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