

Haunton Road

Harlaston, Tamworth, B79 9HS

John 
German






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£795,000



This exceptional home stands on a lovely gated garden plot with an abundance of space of approx. 4615 sq.ft of accommodation including multiple reception rooms, snooker room with bar, indoor swimming pool, 4 bedrooms, 5 bathrooms, double garage and outhouses all in a pretty village setting.

Perfect for those seeking a home for a large family or multi generational living together with the opportunity to modernise in your own style is this truly substantial residence with a accommodation extending to 4615 sq.ft set on a lovely elevated garden plot.

Set behind a large screening hedge where electric gates open to a large driveway spanning the full width of the property leading to the detached double garage with an up and over entrance door plus a side pedestrian door.

The front door opens into a glazed porch that in turn opens into the L-shaped reception hall with fitted storage cupboards and doors leading off. On the ground floor there are multiple reception rooms, the first of which is a fabulous dual aspect living room with an inglenook style fireplace, window to the front and patio doors out to the rear garden.

Adjoining is a large open plan dining kitchen equipped with a range of base and eye level units with work surfaces over, plenty of space for a dining table, window and patio doors out to the rear garden. Off the kitchen is a utility room having fitted cupboards, additional appliance space and a window to rear. A door leads to a second entrance hall where an additional wing has been created offering potential to create an annex. It currently has two large reception rooms in addition to an office and a shower room.

Return to the main hall where leading off are three good sized double bedrooms, one of which is particularly spacious and has the benefit of built in wardrobes and an en suite shower room. The two remaining bedrooms share the family bathroom having a corner bath, pedestal wash hand basin and WC.

From the main lounge, glazed double doors open to a stairwell with a bespoke staircase that leads up to the master suite and also down to one of the highlights of the property that is the substantial snooker/billiards room complete with bar. It enjoys a dual aspect and a focal point fire surround, an all round fabulous entertaining room. Leading off an inner hall gives access to a changing/shower room and the superb indoor swimming pool that has sliding doors out to a lovely private and sunken courtyard style garden. An external outhouse has the filtration equipment and there is an additional brick built outhouse/shed.

The amazing master bedroom is huge in its proportions and enjoys a triple aspect, fitted wardrobes and its own bespoke, unique en suite bathroom complete with two person bath, separate shower cubicle, ornate twin wash hand basins and a high level character WC.

Across the rear are lovely established gardens with shaped lawns, mature borders and a paved terrace together with the previously mentioned sunken paved courtyard. The gardens enjoy a good degree of privacy and are the perfect place to entertain.

Set in the pretty village location of Harlaston which is well placed for the nearby centres of Tamworth and Cathedral city of Lichfield having excellent train services to London, Sutton Coldfield, Birmingham, Burton on Trent and Ashby. The M42 and A38 are in easy reach and good access to the two airports in Birmingham and East Midlands.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive and double garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: FTTC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band G

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10052024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.















Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

4615.63 ft²

428.81 m²

Reduced headroom

19.52 ft²

1.81 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	21 F	
1-20	G		



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