



Boundary Drive

Amington, Tamworth, Staffordshire, B77 4FJ

Offers In Region Of £475,000



# Property Features

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- An Exceptional Detached Home
- Entrance Hall
- Spacious Living Room
- Open Aspect Kitchen / Dining / Family Area
- Utility & Guest Cloakroom
- Master Bedroom With Walk-In Wardrobe
- Two Further Double Bedrooms
- Three En-Suites
- Attractive Rear & Fore Gardens
- Double Detached Garage & Driveway

## Full Description

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Experience an exceptional detached property which resides on this most enviable plot upon this newly constructed 'Redrow' development. The high-end home is a 'Lemington Lifestyle' design which boasts spacious accommodation throughout which includes three double bedrooms, each with their own en-suites. The property also offers a walk-in wardrobe within the master bedroom, upgrades throughout the residence, and a detached double garage to the fore.

### THE FORE

The modern home is set behind a spacious driveway providing ample car parking facilities and is flanked by a neat lawned garden. A detached double garage resides adjacent to the property allowing for further off-road parking or storage solutions. A side entrance gate leads you to the secure and enclosed side aspect, whilst a slabbed path takes you to the front entrance door.

### GROUND FLOOR

The charming exterior invites you into a welcoming entrance hall that guides you through to a generous living room with bay window overlooking the front aspect. A convenient guest cloakroom is from the hallway, along with the expansive kitchen / dining / family room. The beautifully designed kitchen presents a matching display of wall and base units, integrated appliances and wood gain effect flooring which flows across the dining and lounging area which also has french doors out into the beautiful rear garden. A useful utility completes the ground floor accommodation and provides internal access to the side aspect.



## LIVING ROOM

11' 09" x 18' 04" (3.58m x 5.59m)

## OPEN KITCHEN / DINING / FAMILY AREA

25' 01" x 12' 05" (7.65m x 3.78m)

## UTILITY ROOM

5' 11" x 5' 10" (1.8m x 1.78m)

## GUEST CLOAKROOM

5' 09" x 6' 03" (1.75m x 1.91m)

## FIRSR FLOOR

Upstairs, all bedrooms are all off the landing area and are all very generously sized which includes a en-suite bathroom to each room. The principal bedroom also offers a walk-in wardrobe and has a feature bay window to the front aspect.

## MASTER BEDROOM

11' 10" x 13' 11" (3.61m x 4.24m)

## MASTER BEDROOM WALK-IN WARDROBE

5' 05" x 8' 03" (1.65m x 2.51m)

## MASTER BEDROOM EN-SUITE

12' 10" x 7' 08" (3.91m x 2.34m)

## BEDROOM TWO

9' 02" x 13' 03" (2.79m x 4.04m)

## BEDROOM TWO EN-SUITE

9' 02" x 6' 00" (2.79m x 1.83m)

## BEDROOM THREE

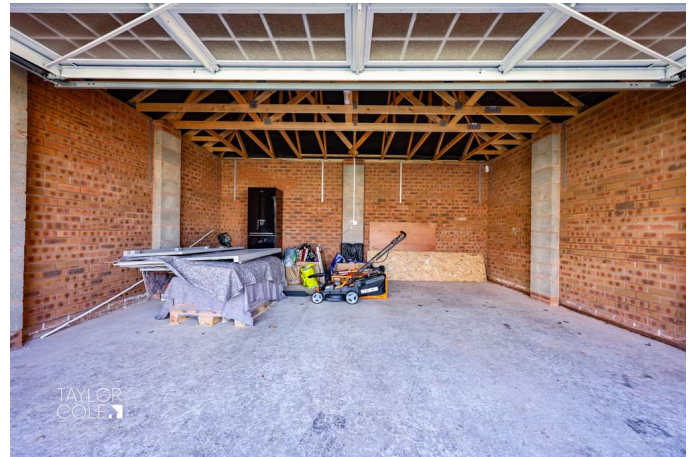
11' 03" x 11' 02" (3.43m x 3.4m)

## BEDROOM THREE - EN-SUITE

7' 10" x 6' 03" (2.39m x 1.91m)

## THE REAR

The meticulously maintained garden extends from he enclosed gravelled side aspect, and opens out to a superb and expansive lawn. To the side of the lawn are raised sleeper beds, whilst a patio area is in-front allow wonderful outdoor seating and entertainment space.



## ANTI MONEY LAUNDERING

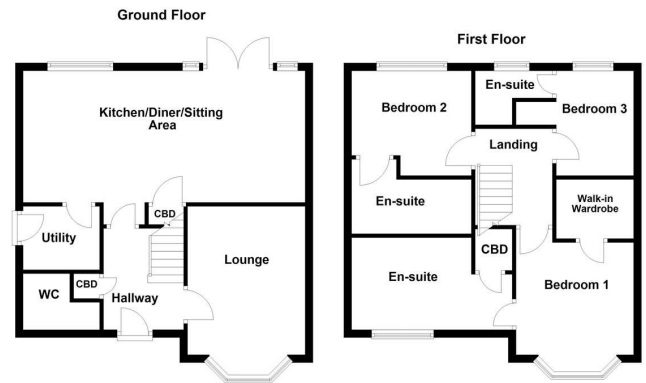
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		93 A
81-91	B	84 B	
69-80	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 are 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