



Coton Lane

Coton Green, Tamworth, Staffordshire, B79 7ST

£650,000



# Property Features

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- Executive Detached Family Home
- Outstanding 0.22 Acre Plot
- Generous Reception Space
- Utility Room, Home Office and Guest WC
- Five Fantastic Bedrooms
- Two Attractive Bathrooms
- Picturesque Rear Garden
- Detached Double Garage
- Array of Local Schooling & Amenities
- Freehold

## Full Description

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Nestled discreetly along one of Tamworth's most revered postal codes, this outstanding detached family home occupies a stunning 0.22 of an acre plot adorned by verdant shrubbery, offering a tranquil and private retreat. The property showcases immense potential for reception and entertaining spaces, making it ideal for hosting guests or enjoying relaxing moments with your family. The home is conveniently located just a stone's throw away from a myriad of local amenities, ensuring easy access to everything you need.

### THE FORE

As you approach the home, you are met with an impressive front facade enhanced by an assortment of vibrant flora. The sweeping block paved driveway and detached double garage provide ample off-road parking facilities and grant access to the secure front entrance door, setting the tone for the elegance and functionality within.

### GROUND FLOOR

Stepping inside, the spacious and welcoming nature of the home is immediately apparent. The ground floor boasts a multitude of reception spaces designed for versatility and comfort:

**Triple Aspect Family Lounge:** This generous room is perfect for family gatherings or entertaining guests, filled with natural light from three directions.

**Breakfast Kitchen:** Well-appointed and perfect for casual dining, the kitchen is complemented by a thoughtful utility room that adds convenience and functionality.

**Formal Dining Room:** Ideal for hosting dinner parties or enjoying family meals in a more formal setting.

**Bright Conservatory:** This inviting space offers captivating views of the rear garden, providing a serene environment to relax.



Adding to the ground floor's functionality, a dedicated office space is perfect for hybrid working solutions, while a guest cloakroom ensures convenience for both residents and visitors.

#### RECEPTION HALL

#### FAMILY LOUNGE

24' 2" x 13' 0" (7.39m x 3.98m)

#### BREAKFAST KITCHEN

15' 10" x 9' 11" (4.84m x 3.03m)

With Pantry 1.67m x 0.87m

#### DINING ROOM

9' 11" x 10' 4" (3.04m x 3.16m)

#### OFFICE

9' 11" x 4' 9" (3.03m x 1.45m)

#### CONSERVATORY

10' 2" x 7' 1" (3.10m x 2.18m)

#### UTILITY ROOM

9' 7" x 4' 5" (2.93m x 1.37m)

#### GUEST CLOAKROOM

5' 10" x 3' 11" (1.80m x 1.20m)

#### FIRST FLOOR

The upper floor continues to impress with its superb dimensions and comfortable, relaxing spaces:

Three Double Bedrooms: Each room offers ample space, making them ideal for restful retreats.

Two Further Bedrooms: These versatile rooms can cater to various lifestyle needs, whether as additional bedrooms, hobby rooms, or home offices.

Two Magnificent Bathrooms: These well-appointed spaces enhance the overall appeal and functionality of the home.

#### BEDROOM ONE

13' 1" x 9' 11" (4.00m x 3.04m)

#### BEDROOM TWO

12' 11" x 9' 10" (3.96m x 3.02m)

#### BEDROOM THREE

10' 5" x 9' 11" (3.18m x 3.03m)

#### BEDROOM FOUR

10' 0" x 6' 11" (3.07m x 2.11m)





### FAMILY BATHROOM

9' 10" x 9' 10" (3.02m x 3.01 (Max)m)

### SECONDARY BATHROOM

6' 1" x 6' 1" (1.87m x 1.87m)

### THE REAR

Outside, the property reveals an incredibly private oasis, perfect for unwinding and immersing yourself in nature. Tastefully curated, the gardens feature a composition of slab paved patios and manicured lawns, providing various external entertainment spaces. A well-proportioned store room offers excellent storage solutions alongside an excellent double garage, providing further secure parking and storage options.

### STORE ROOM

12' 3" x 7' 8" (3.75m x 2.34m)

### DOUBLE GARAGE

17' 10" x 18' 2" (5.44m x 5.55m)

### 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             | 56 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