

Torbay

Amington Fields, Tamworth, Staffordshire, B77 3QZ

£245,950

# Property Features

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- Charming Semi-Detached Family Home
- Three Well-Proportioned Bedrooms
- Lovely Cul De Sac Position
- Family Bathroom
- Spacious Through Lounge
- Wonderful Rear Garden
- Well-Appointed Kitchen
- No Onward Chain
- Bright Conservatory
- Highly Desirable Location

## Full Description

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Nestled in a tranquil cul de sac within the highly sought-after 'Amington Fields' development, this charming semi-detached family home presents a perfect blend of comfort and convenience, available with no onward chain.

As you approach, you'll be greeted by an inviting facade framed by a tasteful resin-bound driveway, complemented by a neat fore garden that enhances the home's curb appeal. The location offers excellent proximity to a wealth of local amenities and picturesque canal towpath walks, making it an ideal setting for family living.

### GROUND FLOOR

Upon entering the home, you are welcomed into a spacious through lounge, a versatile area with generous proportions that can easily accommodate a variety of freestanding furnishings. This room serves as an ideal space for family gatherings and relaxation.

Towards the rear, the attractive kitchen features a matching range of base units, enhanced by roll-top working surfaces and integrated appliances. The kitchen also provides convenient access to the rear garden through a side entrance.

Completing the ground floor is a delightful conservatory, offering a serene retreat with lovely views over the garden and direct access to the outdoor space.



## ENTRANCE HALL

## THROUGH LOUNGE

24' 5" x 11' 1" (7.46m x 3.38 (Max) m)

## KITCHEN

10' 3" x 7' 1" (3.13m x 2.17m)

## CONSERVATORY

13' 6" x 9' 8" (4.13m x 2.95m)

## FIRST FLOOR

Upstairs, the property offers three superb bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage solutions. The additional two bedrooms offer versatility, perfect for accommodating family members, guests, or even a home office. The well-appointed family bathroom completes the upstairs layout, featuring a sleek three-piece suite set against a backdrop of quality tiling.

## BEDROOM ONE

11' 11" x 7' 9" (3.64m x 2.38m)

## BEDROOM TWO

10' 5" x 6' 11" (3.18m x 2.11m)

## BEDROOM THREE

7' 1" x 6' 11" (2.17m x 2.12m)

## BATHROOM

7' 0" x 6' 0" (2.14m x 1.85m)

## THE REAR

The rear garden is a highlight of the home, providing a private and mature outdoor space. The area is thoughtfully designed with slab-paved patios and pathways, alongside a well-maintained lawn, offering plenty of opportunities for outdoor seating, entertainment, and recreation. This wonderful garden truly extends the living space, making it a perfect spot to unwind and enjoy the peaceful surroundings.

## 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.

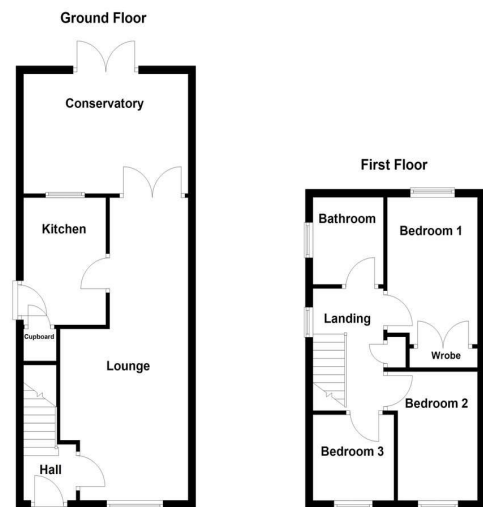


## TENURE

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		85 B
69-80	C		
55-68	D	67 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