

St. Andrews

Amington, Tamworth, Staffordshire, B77 4RA

£345,000

Property Features

- Superb Detached Family Home
- Sought After Location
- Generous Plot & Ample Off Road Parking
- Delightful Family Lounge
- Open Aspect Kitchen/Diner/Sun Room
- Utility Room & Guest Cloakroom
- Three Excellent Bedrooms
- Beautiful Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold, No Onward Chain

Full Description

Presented with no onward chain, this exceptional detached family home in Amington presents a superb opportunity for a wide range of potential buyers. Set on a wonderfully private plot in a peaceful, tree-lined street, this property combines seclusion with generous living spaces and thoughtful design.

THE FORE

As you approach the home, you're greeted by a charming facade, featuring a shaped and manicured front lawn with mature trees, bordered by a blend of tarmac and block-paved driveway, adding both elegance and functionality.

GROUND FLOOR

Upon entering, a welcoming entrance hall leads to the first floor and introduces you to a spacious family lounge. This bright reception area boasts a feature fireplace and a large bay window that offers lovely views of the front lawn. Moving further, the open-plan rear living space is a true highlight, combining kitchen, dining, and garden room areas to create a versatile, airy layout that overlooks the lush rear garden.

Practicality meets style with a dedicated utility room and guest cloakroom next to the kitchen, offering ample space for appliances and access to the outdoors. The ground floor is completed by an integral garage, ideal for storage with convenient access from the home.

ENTRANCE HALL

FAMILY LOUNGE

KITCHEN/DINER



SUN ROOM

UTILITY ROOM

GUEST CLOAKROOM

FIRST FLOOR

The first floor hosts three generously-sized bedrooms, each with ample space for furnishings, while the main bedroom includes useful fitted storage. A beautifully appointed family bathroom completes this level, featuring a quality three-piece suite with tiled surrounds.



BEDROOM ONE

BEDROOM TWO

BEDROOM THREE

BATHROOM

OUTSIDE

THE REAR

Outside, the rear garden offers an idyllic retreat with abundant privacy, perfect for relaxation or entertaining. Tasteful timber decking, vibrant lawns, and a stunning Acer tree create a peaceful, inviting atmosphere with plenty of potential for seating and outdoor gatherings.



ANTI MONEY LAUNDERING

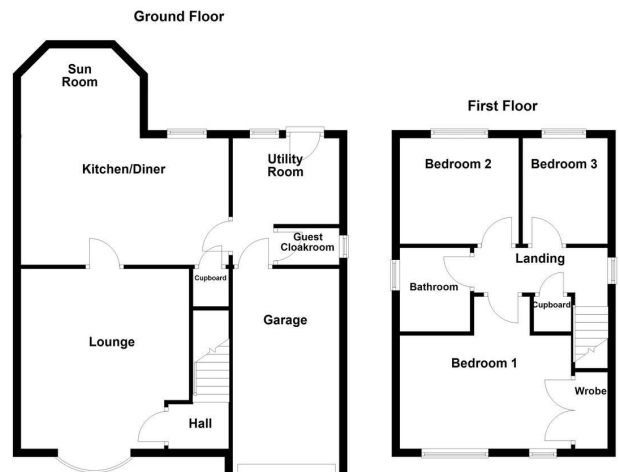
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised by the current owner that the property is leasehold however we have been advised by the current owner that the property will be made 'freehold upon completion'. Prospective buyers are advised to verify this information with their solicitor/legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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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 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