

Ashby Road

No Mans Heath, Tamworth, B79 0NX

£385,000



# Property Features

- Beautifully Presented Detached Family Home
- Attractive Gated Front Aspect
- Stunning Semi-Rural Position
- Generous Living Spaces Throughout
- Modern Refitted Kitchen
- Main Bedroom & En Suite
- Two Further Bedrooms
- Delightful Rear Garden
- Fully Functioning Summerhouse
- Freehold & Close to Commuter Links

## Full Description

Set in the sought-after village of No Mans Heath, this outstanding detached family home is perfectly positioned on a magnificent plot, offering uninterrupted countryside views and exceptional gardens to the front and rear. With its idyllic rural surroundings and convenient access to commuter links connecting Tamworth and Ashby de la Zouch, this property strikes the ideal balance between tranquil living and practicality.

### GROUND FLOOR

Upon entering, a warm and welcoming reception hallway sets the tone for the home, providing access to all ground floor rooms and stairs to the first-floor landing.

The heart of this residence is a stunning through-lounge, bathed in natural light from its dual aspect. Its spacious layout effortlessly accommodates both lounge and dining furniture, making it perfect for family gatherings or entertaining.

Adding to the charm, an adjoining sun room offers a serene retreat with access to the rear garden and breathtaking panoramic views of the countryside.

The adjacent fitted kitchen has been tastefully designed with sleek base units, stylish tiled splash-backs, and modern appliances. Under-cabinet plinth lighting adds a touch of sophistication, while windows overlooking the rear garden provide yet more picturesque views.

A versatile family room completes the ground floor, offering flexible living options as a study, home office, or additional living space.



## RECEPTION HALL

## SUPERB LOUNGE

13' 8" x 11' 8" (4.19m x 3.58m)

## DINING ROOM

10' 9" x 9' 4" (3.28m x 2.87m)

## FITTED KITCHEN

16' 2" x 10' 2" (4.95m x 3.10m)

## FAMILY ROOM

12' 9" x 8' 5" (3.91m x 2.57m)

## CONSERVATORY

16' 2" x 10' 2" (4.95m x 3.10m)

## FIRST FLOOR

Upstairs, the property boasts three generously sized family bedrooms. The principal bedroom is a standout, featuring a luxurious en suite bathroom. The remaining bedrooms are served by an attractive family shower room, complete with contemporary fixtures and elegant tiled surrounds.

## BEDROOM ONE

13' 5" x 10' 5" (4.10m x 3.18m)

## EN SUITE

## BEDROOM TWO

12' 2" x 10' 9" (3.73m x 3.28m)

## BEDROOM THREE

10' 11" x 7' 10" (3.33m x 2.41m)

## LUXURY SHOWER ROOM

## OUTSIDE



## REAR GARDEN

The rear garden is a true highlight of this property, providing a tranquil, private haven that has been meticulously landscaped by the current owners. With a harmonious blend of patios, pathways, and manicured lawns, this outdoor space is perfect for entertaining or relaxing.

The addition of a beautifully crafted, insulated summerhouse with electricity extends the living space and offers endless possibilities as a studio, office, or retreat.

## SUMMERHOUSE

18' 0" x 13' 1" (5.50m x 4.00m)

## ANTI MONEY LAUNDERING

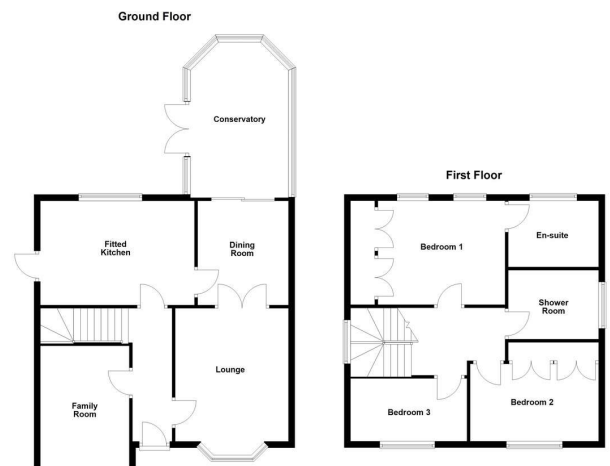
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		100 A
81-91	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 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.