



TAYLOR  
COLE  
Estate Agents



Boundary Drive

Amington, Tamworth, , B77 4FJ

£415,000

# Property Features

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- Immaculately Presented Family Home
- Upgraded 'Worcester' Model
- Highly Regarded Amington Fairway Development
- Superb Family Lounge
- Open Plan Kitchen/Diner & Utility Room
- Three Double Bedrooms With Fitted Storage
- Two Luxurious Bathrooms
- Beautifully Landscaped Rear Garden
- Close to Local Schooling
- Freehold

## Full Description

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Nestled on the edge of the highly regarded 'Amington Fairway' development, this exceptional detached family home, known as The Worcester, enjoys an enviable position with a wealth of local amenities and scenic nature reserve footpaths just a stone's throw away.

Thoughtfully designed and tastefully upgraded beyond the standard model, this home showcases immaculate finishes throughout, creating an elegant and functional living space.

### GROUND FLOOR

Upon entering, a welcoming entrance hall sets the tone for the home's inviting atmosphere. Positioned at the front, the beautifully appointed family lounge offers a cosy retreat, enhanced by a striking bay window that fills the space with natural light.

Adjacent to this, the stunning open-plan kitchen/diner boasts an enhanced range of stylish base units, sleek working surfaces, and seamlessly integrated modern appliances. The bifolding doors to the rear introduce an indoor-outdoor living experience, effortlessly connecting the dining area to the landscaped garden.

Practicality is further enhanced by a dedicated utility room and a convenient guest cloakroom.

### LOUNGE

17' 3" x 11' 4" (5.27m x 3.46m)

### OPEN PLAN KITCHEN/DINER

21' 7" x 11' 3" (6.60m x 3.45m)

### UTILITY ROOM



6' 8" x 5' 10" (2.05m x 1.78m)

#### GUEST CLOAKROOM

5' 10" x 4' 1" (1.78m x 1.25m)

#### FIRST FLOOR

Ascending to the first floor, the home presents three magnificent family bedrooms, each offering unique benefits. The luxurious primary suite features a range of mirror-fronted fitted wardrobes and a sleek en-suite bathroom, creating a private haven. The additional bedrooms provide comfortable double proportions, each with built-in storage, ensuring ample space for modern family living.

Completing the interior, the stylish family bathroom is finished with a contemporary three-piece suite and elegant tiled surrounds.

#### BEDROOM ONE

14' 3" x 11' 1" (4.35m x 3.40m)

#### EN SUITE

7' 10" x 5' 10" (2.40m x 1.80m)

#### BEDROOM TWO

12' 11" x 10' 4" (3.95m x 3.15m)

#### BEDROOM THREE

11' 5" x 9' 3" (3.50m x 2.84m)

#### WALK-IN WARDROBE

10' 1" x 4' 1" (3.09m x 1.26m)

#### FAMILY BATHROOM

8' 7" x 5' 6" (2.64m x 1.70m)

#### OUTSIDE

#### REAR GARDEN

Outside, the beautifully landscaped rear garden provides a tranquil retreat, featuring a blend of slab-paved patios and well-kept lawns, bordered by tactile timber sleepers. Secure timber fencing encloses the space, ensuring privacy and serenity, making it perfect for both relaxation and entertaining.

Further practicality comes in the form of the integral garage, which has been upgraded with an electric garage door, offering excellent storage solutions.



## ANTI MONEY LAUNDERING

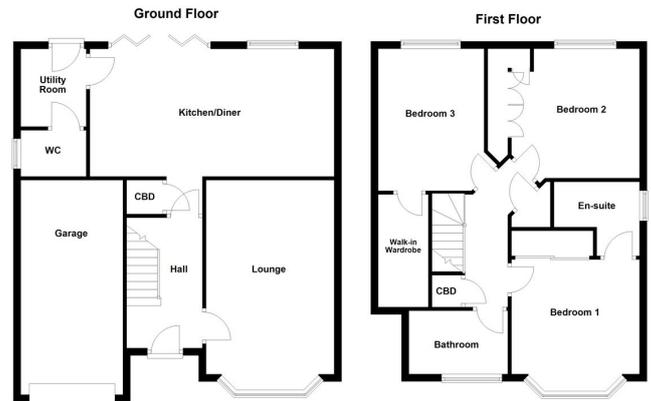
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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	83 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 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