

Foxglove

Amington, Tamworth, B77 4HY

£295,000

Property Features

- Three bedroom detached family home
- Well presented and tastefully decorated throughout
- Spacious living room with feature fireplace
- Open plan kitchen and dining room
- Ground floor office ideal for home working
- Three well proportioned bedrooms to the first floor
- Modern family bathroom
- Generous rear garden ideal for entertaining
- Sought after residential location
- Ideal for families or first time buyers



Full Description

This attractive three bedroom detached home offers well balanced accommodation arranged over two floors. The property is presented in excellent condition throughout and benefits from a dedicated home office, modern living spaces and a generous rear garden, making it ideal for family living.

THE FORE

To the front, the property enjoys an attractive open outlook with a smart exterior and access to the main entrance.

Notably, there is no neighbouring property to the right hand side, which instead opens onto a scenic park, providing a pleasant sense of space and an appealing aspect.

GROUND FLOOR

The ground floor begins with the living room; a bright and comfortable space featuring a fireplace that creates a warm focal point. To the rear, the open plan kitchen and dining room offers ample worktop and storage space along with room for a dining table, making it ideal for everyday living and entertaining. A separate office provides an excellent space for home working or study.

LIVING ROOM

18' 4" x 10' 6" (5.59m x 3.2m)

OFFICE

11' 2" x 7' 2" (3.4m x 2.18m)

OPEN PLAN KITCHEN/DINING AREA

18' 5" x 8' 6" (5.61m x 2.59m)

FIRST FLOOR

The first floor comprises three well sized bedrooms, all offering flexibility for family living, guest accommodation or additional workspace. The family bathroom is fitted with a



modern suite and serves all bedrooms from the central landing.

BEDROOM ONE

13' 7" x 9' 9" (4.14m x 2.97m)

BEDROOM TWO

10' 2" x 9' 9" (3.1m x 2.97m)

BEDROOM THREE

8' 7" x 8' 4" (2.62m x 2.54m)

BATHROOM

8' 7" x 5' 5" (2.62m x 1.65m)

THE REAR

To the rear is a generous garden offering a private outdoor space ideal for relaxing, entertaining or family use. The garden is well maintained and provides an excellent extension of the internal living accommodation.

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.

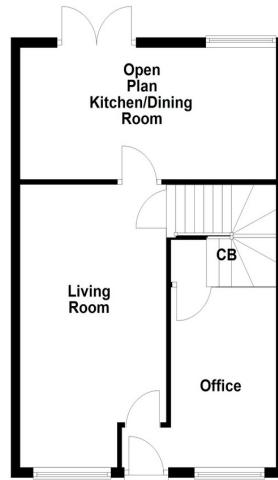
VIEWING

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

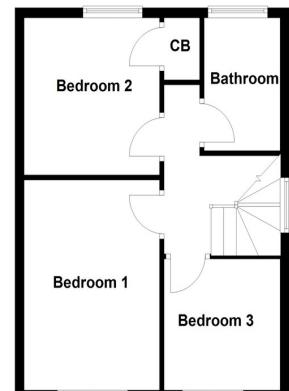




Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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 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