



TAYLOR  
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Estate Agents



Essington Close  
Amington, Tamworth, B77 4QZ

£285,000

# Property Features

- Three bedroom two storey family home
- Spacious kitchen diner with doors opening onto the garden
- Comfortable and well proportioned living room
- Main bedroom with en suite shower room
- Private rear garden with lawn and patio areas
- Well laid out accommodation ideal for families
- Tastefully presented throughout and ready to move into
- Popular residential location close to local amenities

## Full Description

A well presented three bedroom two storey family home offering spacious and well balanced accommodation throughout. The property features a generous kitchen diner, a comfortable living room, and a private rear garden, making it an ideal choice for families, first time buyers, or those looking to upsize.

### THE FORE

The property is set back with a smart frontage and pathway leading to the main entrance, creating an inviting first impression within a popular residential setting.

### GROUND FLOOR

The ground floor comprises a bright living room to the front of the property and a spacious kitchen diner to the rear, providing an excellent space for everyday living and entertaining. French doors open directly onto the garden, allowing plenty of natural light. A guest cloakroom and useful storage cupboard complete the ground floor layout.

### LIVING ROOM

15' 9" x 12' 1" (4.8m x 3.68m)

### OPEN PLAN KITCHEN/DINER

16' x 9' 9" (4.88m x 2.97m)

### WC

5' 6" x 3' 6" (1.68m x 1.07m)

### FIRST FLOOR

The first floor offers three well proportioned bedrooms. The main bedroom benefits from an en suite shower room, while bedrooms two and three are served by a modern family bathroom, making the layout practical and family friendly.



## BEDROOM ONE

11' 2" x 10' 2" (3.4m x 3.1m)



## BEDROOM ONE EN-SUITE

9' 2" x 5' 5" (2.79m x 1.65m)

## BEDROOM TWO

10' 5" x 8' 5" (3.18m x 2.57m)

## BEDROOM THREE

9' 1" x 7' 1" (2.77m x 2.16m)

## BATHROOM

7' x 5' 5" (2.13m x 1.65m)



## THE REAR

To the rear is a private enclosed garden featuring a lawn and paved seating areas, ideal for outdoor dining, relaxing, or entertaining during warmer months.

## 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.

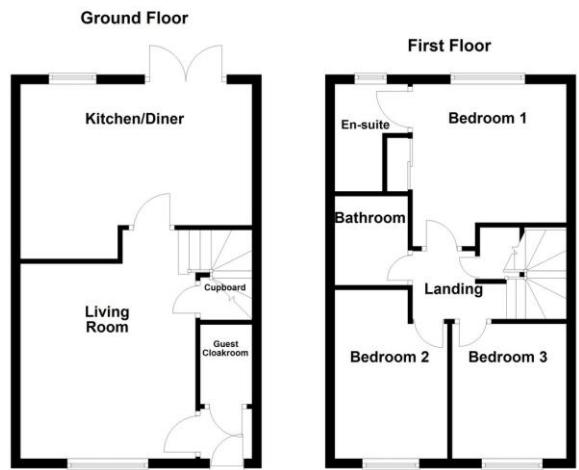
## TENURE

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.





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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