



Stretton Close

Amington, Tamworth, B77 4QP

£410,000

Property Features

- Beautifully presented three bedroom detached family home
- Spacious open plan kitchen and dining room with modern fittings
- Separate bright and comfortable living room
- Ground floor WC and practical utility room
- Principal bedroom with fitted wardrobe and en suite shower room
- Two further well proportioned bedrooms
- Contemporary family bathroom
- Landscaped rear garden with large patio area ideal for entertaining
- Detached garden bar / entertainment room
- Driveway parking with access to a garage and plenty of off-road parking



Full Description

This beautifully presented three bedroom detached home offers modern family living with well planned accommodation across two floors. The property has been thoughtfully maintained and styled throughout, providing bright and welcoming living spaces ideal for both everyday living and entertaining.

The home benefits from a spacious open plan kitchen and dining area, a comfortable separate living room, three well proportioned bedrooms including a principal bedroom with en suite, and a landscaped rear garden featuring a fantastic detached bar or entertainment room. A driveway is situated to the side of the property with direct access to a single detached garage.

THE FORE

The property enjoys an attractive position within a modern residential development and is approached via a generous driveway providing ample off road parking. The brick built exterior and neat frontage create a welcoming first impression.

A pathway leads to the main entrance, with the surrounding frontage offering a clean and well maintained appearance that complements the overall presentation of the home.

GROUND FLOOR

Upon entering the property you are welcomed into a bright entrance hall which provides access to the main living areas and staircase to the first floor. To the right of the entrance hall of the home is a spacious living room, a comfortable and inviting space featuring a contemporary fireplace and large window allowing natural light to fill the room.

To the left is a stylish open plan kitchen and dining room, fitted with a range of modern wall and base units, integrated appliances, and ample worktop space. The layout provides plenty of room for both dining and entertaining, with doors



opening out to the garden creating a seamless connection between indoor and outdoor living. A useful utility room and convenient ground floor WC complete the ground floor accommodation.

LIVING ROOM

18' 8" x 10' 7" (5.69m x 3.23m)

OPEN PLAN KITCHEN/DINING ROOM

18' 8" x 10' 7" (5.69m x 3.23m)

UTILITY ROOM

7' x 5' 6" (2.13m x 1.68m)

WC

5' 5" x 3' 5" (1.65m x 1.04m)

FIRST FLOOR

The first floor landing provides access to three well proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room and benefits from fitted wardrobes along with a modern en suite shower room.

Bedroom two is another spacious double room, while bedroom three provides a versatile space ideal as a bedroom, nursery, or home office. The family bathroom is finished in a contemporary style and includes a bath with shower, wash basin and WC.

BEDROOM ONE

18' 8" x 10' 8" (5.69m x 3.25m)

BEDROOM ONE EN-SUITE

7' x 6' 5" (2.13m x 1.96m)

BEDROOM TWO

11' x 8' 6" (3.35m x 2.59m)

BEDROOM THREE

10' 9" x 9' 9" (3.28m x 2.97m)

BATHROOM

7' 2" x 6' 5" (2.18m x 1.96m)

THE REAR

The rear garden has been thoughtfully landscaped to provide an attractive and low maintenance outdoor space. A large paved patio area offers an ideal setting for outdoor dining and entertaining.



To the rear of the garden is a fantastic detached outbuilding currently utilised as a bar and entertainment room. This versatile space provides an excellent area for hosting guests, relaxing with friends, or could easily serve as a hobby room, home office, or additional recreational space. The garden is enclosed, creating a private and enjoyable outdoor environment.

BAR

13' 9" x 9' 4" (4.19m x 2.84m)

GARAGE

19' 1" x 9' 4" (5.82m x 2.84m)

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		

8 Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

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