

Emberton Way
Amington, Tamworth, B77 3QQ

Offers In Region Of £399,950

Property Features

- Spacious four bedroom detached family home
- Impressive open plan kitchen, dining and lounge area to the rear
- Separate snug providing additional reception space
- Ground floor WC
- Principal bedroom with en suite shower room
- Three further well proportioned bedrooms
- Modern family bathroom
- Integral garage
- Generous landscaped rear garden with patio and seating areas
- Large driveway providing ample off road parking

Full Description

This impressive four bedroom detached family home offers spacious and versatile accommodation, thoughtfully arranged to suit modern living. The standout feature of the property is the open plan kitchen, dining and lounge area to the rear, creating a bright and sociable heart of the home, ideal for both everyday living and entertaining.

In addition, the property benefits from a separate snug, a ground floor WC, and four well proportioned bedrooms to the first floor, including a principal bedroom with en suite. Externally the home boasts a generous landscaped rear garden, an integral garage, and a large driveway providing ample off road parking.

THE FORE

The property is approached via a substantial block paved driveway which provides off road parking for multiple vehicles and leads to the integral garage. The frontage is well maintained and creates an attractive and welcoming first impression.

The main entrance opens into a central hallway which provides access to the principal ground floor rooms and the staircase to the first floor. The layout is both practical and inviting, setting the tone for the accommodation beyond.

GROUND FLOOR

The ground floor is designed with modern family living in mind, offering a blend of open plan and separate reception spaces. To the rear of the property is the impressive open plan kitchen, dining and lounge area, a bright and expansive space with ample room for cooking, dining, and relaxing. The kitchen is fitted with a range of contemporary wall and base units, complemented by generous worktop space and room for appliances, while large openings and doors allow natural light to flow through and provide access to the garden.



To the front of the property is a separate snug, offering a cosy and versatile reception room which could be used as a formal lounge, playroom, or home office. The ground floor also benefits from a convenient WC, enhancing the practicality of the home.

OPEN PLAN KITCHEN/DINER/LOUNGE

24' 2" x 13' 5" (7.37m x 4.09m)

SNUG

14' 4" x 8' 8" (4.37m x 2.64m)

WC

4' 1" x 3' 2" (1.24m x 0.97m)

GARAGE

16' 3" (4.95m)

FIRST FLOOR

The first floor landing provides access to four well proportioned bedrooms, the family bathroom, and built in storage cupboards.

The principal bedroom is a spacious double room and benefits from its own en suite shower room, providing added comfort and convenience. Bedroom two is another generous double room, while bedrooms three and four offer flexible accommodation and could be used as children's rooms, guest rooms, or home office spaces. The family bathroom is modern in style and fitted with a bath, wash basin and WC, serving the remaining bedrooms.

BEDROOM ONE

12' 6" x 12' 4" (3.81m x 3.76m)

BEDROOM ONE EN-SUITE

7' 1" x 6' (2.16m x 1.83m)

BEDROOM TWO

9' 7" x 9' 3" (2.92m x 2.82m)

BEDROOM THREE

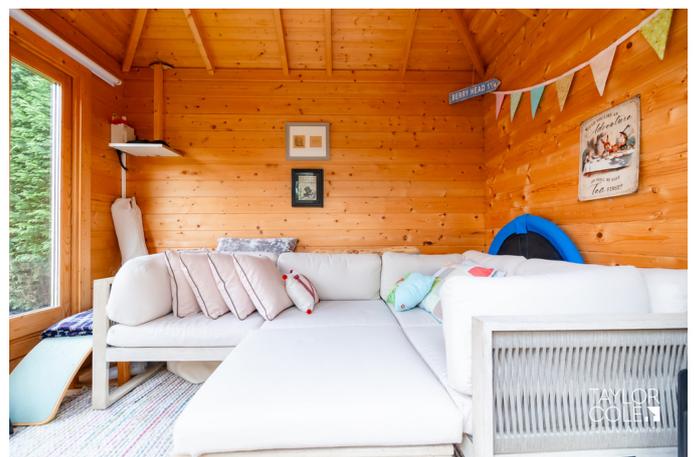
9' 5" x 7' 8" (2.87m x 2.34m)

BEDROOM FOUR

8' 6" x 8' 1" (2.59m x 2.46m)

BATHROOM

6' 4" x 5' 9" (1.93m x 1.75m)



THE REAR

The rear garden is a standout feature of the property, having been thoughtfully landscaped to create a variety of usable outdoor spaces. A generous patio area sits directly behind the property, providing an ideal setting for outdoor dining and entertaining.

Beyond the patio the garden is mainly laid to lawn, complemented by raised borders and additional seating areas. There is also a garden room or summer house offering further versatility, perfect for use as a home office, gym, or relaxation space. The garden is enclosed, providing a private and secure environment ideal for families.



SUMMERHOUSE

9' 6" x 7' 7" (2.9m x 2.31m)

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		
81-91	B		
69-80	C		73 C
55-68	D	66 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