



Portfolio
Collection







2 Hodge Lane, Amington, Staffordshire, B77 4AN



Hunters

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 Stunning Individual Detached House
 Secluded Position, Private Gates

 Lounge, Stunning Dining Kitchen and
 Utility, w.c

 Four bedrooms, Refitted Bathroom,
 Double garage, Parking

 0.48 Stunning Grounds
 Energy Rating D65

Hunters are delighted to provide this rare opportunity to purchase this highly individual detached family home located in a secluded position. The property which is accessed via private electrically operated gates to front leads to an impressive front with parking for several vehicles. This canal side setting offers extensive well cared for gardens which extend to approx. 0.48 Acre. The property internally has been tastefully updated to offer a reception hall, stunning lounge with a vaulted ceiling, superb dining kitchen, utility with additional storage room, four bedrooms, bathroom, double garage and stunning gardens.

The property is located in the village of Amington and is within short distance away from Tamworth Town Centre. Nearby access to Junction 10 of the M42 provides good access routes to Birmingham, Derby or the Cathedral City of Lichfield.

THE PROPERTY IS ARRANGED ON TWO FLOORS WHICH BRIEFLY COMPRISES OF - THE GROUND FLOOR

RECEPTION HALL accessed via a front entrance door complimented with obscure double glazed floor to ceiling window to front elevation, radiator, wood style laminate floor, double opening doors to useful walk in cloak cupboard, useful keypad for electric gates and doors open to

GUEST CLOAKROOM having obscure double glazed side window, radiator, wood style laminate floor, contemporary white suite enjoys a pedestal wash hand basin with tiled surround, low flush wc.

(double opening glazed panelled doors open to)

REFITTED DINING KITCHEN 21' 0" max x 13' 6" (6.4m x 4.11m) (the vendors have substantially improved and tastefully refitted the kitchen which provides a range of modern units which comprises:

DINING AREA having a double glazed window to side elevation, radiator, feature open oak staircase ascending to the lounge whilst off leads to

REFITTED BREAKFAST KITCHEN having spot lighting to ceiling with LED bulbs, double glazed window to front elevation, tiled flooring and feature breakfast bar area. The kitchen is superbly updated with encased cream units comprising base cupboards and drawers which are surmounted by granite style work tops set above, tiled splash back surround with wall mounted units for storage complimented with under unit lighting, inset stainless steel Franke sink unit with drainer to side, stainless steel Diplomat double oven and grill complimented with four ring electric hob and extractor fan set above, integrated appliances include fridge and additional dishwasher.

UTILITY ROOM 13' 3" x 8' 0" max (4.04m x 2.44m) obscure double glazed door opens to the rear garden, tiled flooring, space for numerous white goods to include fridge/freezer, washing machine and tumble dryer, round edge work surface with tiled splash back surround provides useful stainless steel sink with base storage cupboards, additional larder style cupboard and door which opens to

STORE/PANTRY 6' 6" x 5' 10" (1.98m x 1.78m) with tiled floor followed through from the utility room.

LOUNGE 16' 2" max x 13' 7" (4.93m x 4.14m) (one of the particular features of the property is its superbly generous size lounge with vaulted ceiling and down lighting and additional oak bespoke staircase which leads to the first floor accommodation and further access to the refitted dining kitchen.) within the room are feature views overlooking the rear garden served with double glazed patio doors opening to the rear, double radiator and additional double glazed side window whilst the feature and focal point of the room is its contemporary inset flame gas fire with stainless steel surround.

ON THE FIRST FLOOR A bespoke oak stair case ascends from the lounge which enjoys a double opening glass panelled doors to the large landing area. Doors open to a useful eave storage with lighting and access to bedroom four/study.

GALLERY LANDING having feature vaulted ceiling provides feature views down to the reception hall served with oak balustrade, double glazed window to front elevation, radiator and door which opens to the boiler cupboard housing Worcester Boiler with radiator and slatted shelving for storage. A range of doors open to

UPDATED MAIN BATHROOM having obscure double glazed window to front elevation, radiator, modern white contemporary suite enjoys a pedestal wash hand basin with half

ceiling tiled splash back surround, low flush wc, corner positioned bath and further complimented with shower appliance over and spot lighting to ceiling.

BEDROOM ONE 13' 3" max x 11' 11" max (4.04m x 3.63m) having double glazed window provides magnificent views overlooking the rear garden, radiator, and fitted bedroom furniture comprising a range of wardrobes with partial mirrored doors, additional dressing table.

BEDROOM TWO 13' 3" x 8' 0" (4.04m x 2.44m) having double glazed window which provides superb views over the rear garden, radiator.

BEDROOM THREE 13' 3" x 8' 0" (4.04m x 2.44m) having double glazed window to rear elevation which provides feature views of the garden, radiator and built in wardrobe with sliding mirrored doors.

BEDROOM FOUR/STUDY 14' 2" x 7' 1" (4.32m x 2.16m) this useful home office could be ideal for a study if required with double glazed side window, additional radiator.

OUTSIDE the property is accessed via an electrically operated gated approach in which leads to the properties sweeping long driveway which provides access to the property. One of the distinct features of the property is its superb generous size plot which extends to approximately 0.48 of an acre of magnificent gardens with canal set to the rear of the property and parking for numerous vehicles. Further potential for side extension if required and subject to permissions required.

PARKING the parking enjoys a gravelled sweeping drive for numerous vehicles accessed via electrically operated gates to front. This leads to the properties front entrance door, double garage and additional side parking where required,

DOUBLE GARAGE 17' 8" x 20' 7" max 16' 5" min (5.38m x 6.5m) double width up and over door to front elevation, within the double garage are obscure double glazed windows to both rear and side, additional rear door, useful light and power supply with additional water tap and useful work shop area.

GARDENS one of the particular features of the property is its superbly presented and generous size rear garden. This meticulously and cared for garden would suit a range of purchasers for its tranquillity with the additional benefit of the canal setting to rear. The property enjoys a raised paved patio ideal for entertaining leading from the main principal lounge. This leads to a lower level paved patio with substantial garden store and further access set to the side. The garden enjoys a substantial sweeping shaped lawn which further extends to the left hand side of the property within the garden is a feature pond with paved surround, surrounding flower beds and additional waterfall. Having a range of low level conifers and herbaceous borders provides useful screening with access gate to the rear canal towpath.



GENERAL INFORMATION

VIEWING

Only through Hunters Tamworth Office – Tel: 01827 66277

COUNCIL TAX

Please refer to www.voa.gov.uk to verify this information.

TENURE

The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

CONSENTS

We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING

Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01827 66277 for your free quotation.

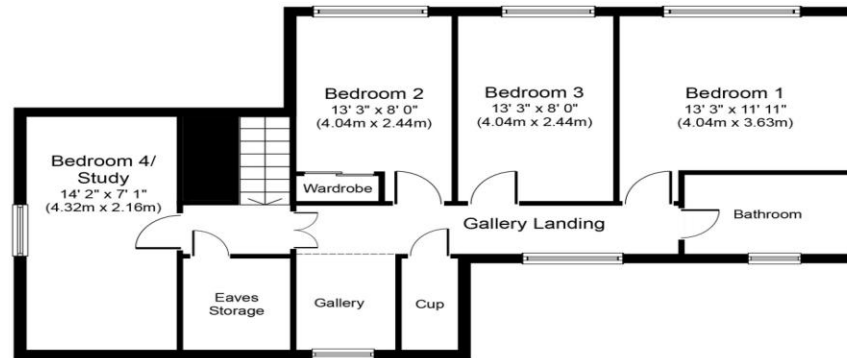
AGENTS OPINION

These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

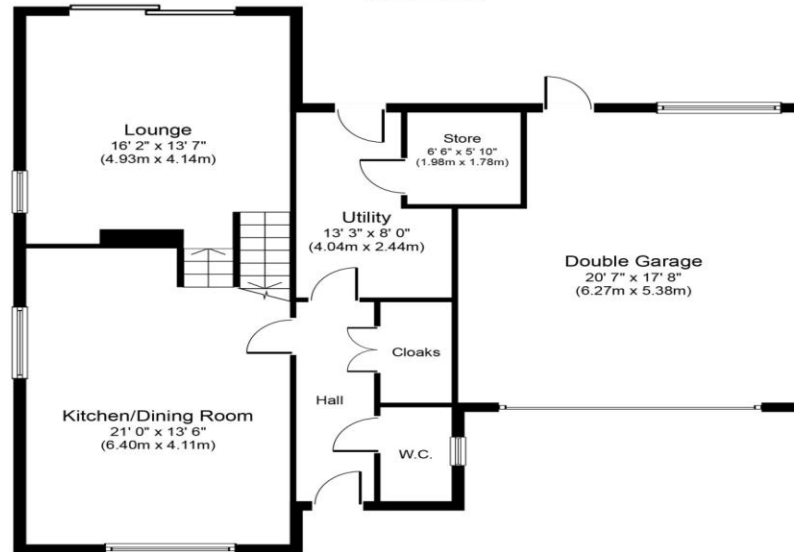
FUNDING

Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 01827 66277 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.





First Floor
Approximate Floor Area
769 sq. ft.
(71.4 sq. m)



Ground Floor
Approximate Floor Area
1110 sq. ft.
(103.1 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

