

Main Road Newton Regis, Tamworth, B79 0NF

John German 

£385,000





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A splendid five bedroom detached family home occupying an excellent plot and position within this most picturesque village. The property enjoys a spacious internal floor area extending to approximately 1800 sq.ft of living space and is complemented by a delightfully enclosed rear garden.



This property occupies a superb position lying within the heart of this sought after, popular and picturesque village and lies adjacent to the village duck pond which is reminiscent of a bygone age.

Originally built in 1958, the property has been carefully and thoughtfully modernised and extended over recent years and has since 2010 undergone a further comprehensive improvement and modernisation programme by the current occupier to the highest of standards and is presented in 'Show Home' condition.

Finished to an exceptionally high standard with both a stylish and contemporary finish the property has an efficient gas fired central heating system and UPVC double glazing. The accommodation briefly comprises an impressive reception hall with stairs rising to the first floor and oak wood flooring, spacious lounge with a continuation of the solid oak flooring, feature fireplace and sliding patio doors into the conservatory which takes full advantage of the aspect overlooking the rear garden and has French doors onto the patio area.

There is a ground floor bedroom/play room which is a versatile room with the advantage of having a wet room en-suite therefore could be utilised as a teenage suite or annex if required. Completing the ground floor is the refitted luxury breakfast kitchen with a stylish range of units, French doors onto the patio area and further French doors leading into the long utility room which provides access to the cloakroom w/c.

On the first floor are five genuine good sized bedrooms with wonderful views to both the front and rear aspects and a refitted luxury family bathroom with three piece suite in white.

Outside the property fronts onto Main Road and has an attractive external façade with a generous frontage providing ample off road parking for up to three/four vehicles. To the rear is a delightfully enclosed, mature and established garden retaining a high degree of privacy with a paved patio area ideal for outdoor entertaining, shaped lawn with flowering and herbaceous borders and timber garden shed.

Situated on Main Road, which runs through the heart of the village where there is an eclectic mix of house types, the property lies within the sought after village of Newton Regis within the parish and district of Tamworth in the county of Warwickshire. The village has a wealth of local amenities including a highly regarded Church of England Primary School and nursery, St Marys Parish Church, tennis courts, bowling green and the popular Queens Head public house.

The property conveniently lies within 3 miles of Polesworth which offers a wider range of local facilities and is close to Tamworth (5 miles) and the popular market town of Ashby approximately 9 miles away. Newton Regis also lies on the doorstep of the M42 linking in perfectly many East and West Midlands conurbations including Tamworth, Birmingham, Nottingham, Derby, Leicester and Lichfield. It is also well-situated for the Virgin fast train from Tamworth into London St. Pancras.

Tenure; Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services; Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites; www.environment-agency.co.uk







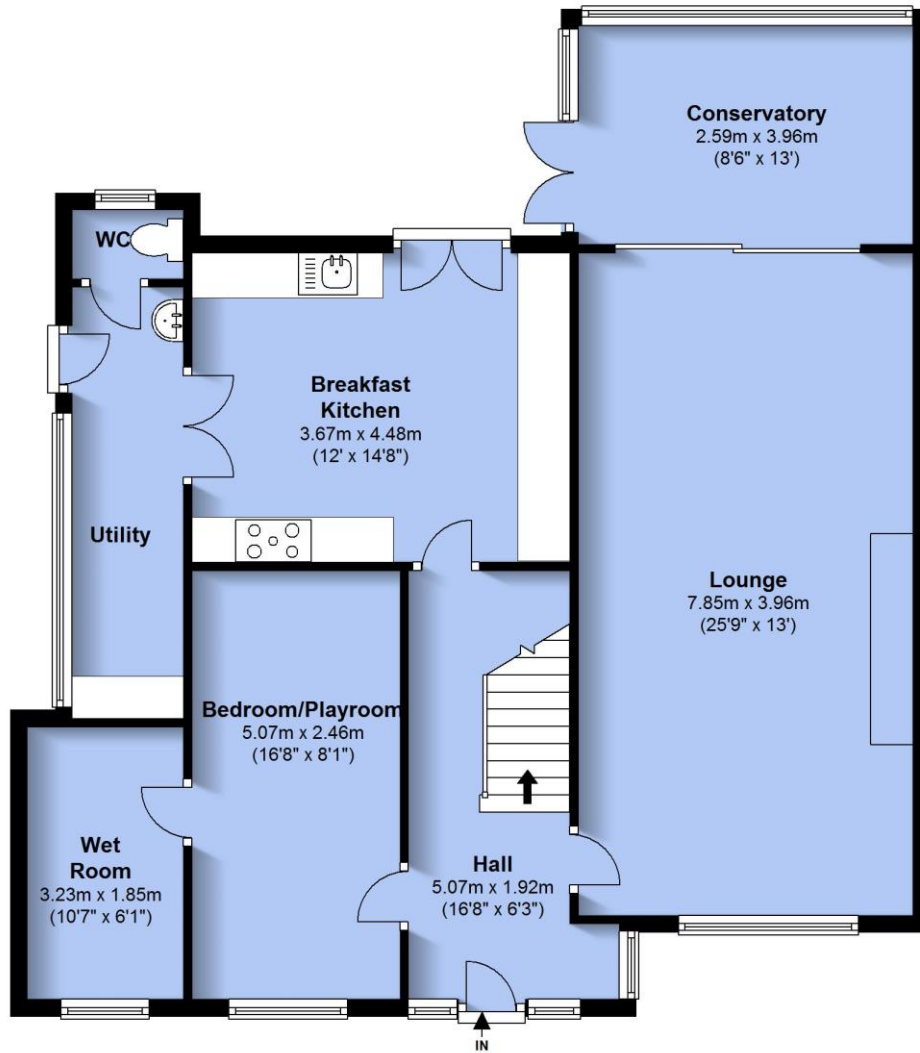






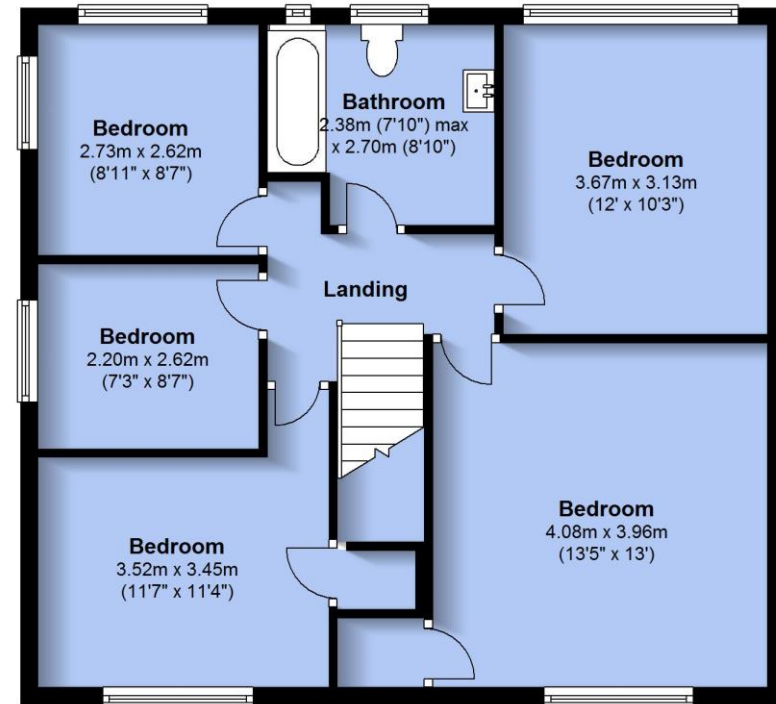
Ground Floor

Approx. 97.6 sq. metres (1050.3 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.7 sq. feet)



Total area: approx. 165.3 sq. metres (1778.9 sq. feet)



Floor Plan Clause

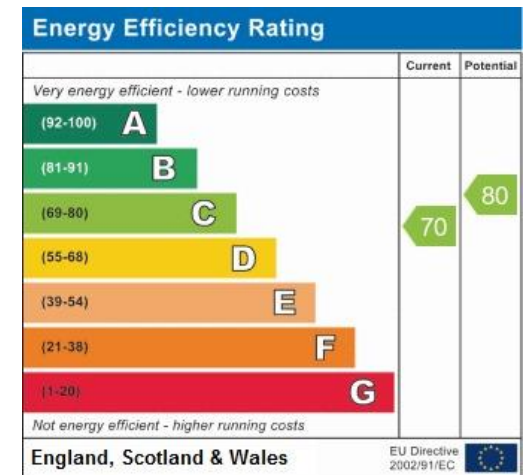
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.



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