



## Ridgewood Rise Amington Tamworth

**B77 3AQ**

\*\*\*VIDEO WALK THROUGH  
TOUR AVAILABLE for this  
property \*\*\*

Contact the office and we  
will send you the link for  
the online viewing.

We are delighted to offer  
for sale this three  
bedroomed detached  
family home.

Located in Amington.

Deceptively spacious  
property with a beautiful  
landscaped rear garden.

Must be viewed to be fully  
appreciated.

NO CHAIN

**Asking price £299,950**



## 2 Ridgewood Rise, Amington, Tamworth, Staffordshire, B77 3AQ

We are delighted to offer for sale this three bedroomed detached family home, which must be viewed to be fully appreciated having excellent fixings throughout including solid Oak wooden doors, Oak fitted kitchen and bespoke summer house.

Offering excellent accommodation which comprises briefly of:

- \* Entrance porch \*
- \* Hallway \*
- \* Lounge \*
- \* Breakfast kitchen \*
- \* Dining room \*
- \* Utility room \*
- \* Downstairs w.c. \*
- \* Conservatory \*
- \* Landing \*
- \* Three bedrooms \*
- \* Separate w.c. \*
- \* Shower room \*
- \* Double glazing \*
- \* Gas central heating \*
- \* Garage \*
- \* Front driveway \*
- \* Landscaped rear garden with summer house \*

The accommodation comprises in further detail:

**ASKING PRICE £299,950**

### TO THE GROUND FLOOR

#### ENTRANCE PORCH

Via double glazed entrance door having double glazed side windows, tiled flooring, panelled ceiling with down lighters.

#### ENTRANCE HALLWAY

Via Upvc double glazed entrance door having double glazed window, stairs off, large coat cupboard with double glazed window and light.

#### LOUNGE 17'6" x 11'11" (5.34 x 3.64)

Having feature glass block wall to the side and door, laminated flooring, ceiling coving, radiator, double glazed French doors and side windows with feature modern 'Gasgo' fireplace having log effect living flame gas fire.

#### BREAKFAST KITCHEN 14'5" x 7'11" (4.4 x 2.43)

Having double glazed window to the rear, tiled flooring, granite work surfaces, mosaic tiled splashback above, bowl, sink and drainer inset into work surfaces with mixer tap above. Range of Oak kitchen units and drawers, space for range cooker with stainless steel splashback and Britannia above, range of wall cupboards with under cupboard lighting, ceiling coving, down lighters and breakfast area.

#### DINING AREA 12'5" x 8'0" (3.81 x 2.45)

Having double glazed bay window to the front, radiator, dado rail surrounding, coving surround to ceiling, and four wall light points.

#### UTILITY ROOM 11'8" x 7'9" (3.56 x 2.38)

Having a continuation of tiled flooring, matching granite work tops, Oak kitchen units with wall mounted microwave oven with cupboard above and below, integrated washing machine, space for American style fridge freezer, range of base cupboards, pull out basket drawers, feature glazed wall cupboards, mosaic tiled splashback, double glazed rear door and side window leading to conservatory and door leading to garage.



### **DOWNSTAIRS W.C.**

(Within the utility area) having a continuation of tiled flooring, mosaic ceramic tiling to walls, w.c, wash basin set over vanity cupboard and extractor.

### **CONSERVATORY 9'0" x 13'3" (2.76 x 4.04)**

An excellent addition to the property having tiled flooring with light points inset, double glazed side windows and French doors leading out to garden. Feature brick corner fireplace with log burner effect gas fire.

### **TO THE FIRST FLOOR**

#### **LANDING**

Having loft access, dado rail surrounding and fitted airing cupboard.

#### **BEDROOM NO 1 10'5" x 14'0" (3.2 x 4.27)**

Having double glazed window to the rear, laminate flooring, radiator and large fitted wardrobe with mirrored doors.

#### **BEDROOM NO 2 13'5" x 8'9" (4.09 x 2.67)**

Having double glazed window to the front, fitted storage cupboard and radiator.

#### **BEDROOM NO 3 8'0" x 10'8" (2.45 x 3.27)**

Having double glazed window to the front, radiator, fitted storage cupboard and laminate flooring.

#### **SEPARATE W.C.**

Having double glazed window, ceramic tiling to walls, w.c. wash basin set over vanity unit.

#### **RE-FITTED SHOWER ROOM**

Having tiled flooring, full ceramic tiling to walls, wall mounted towel rail, wash basin set over vanity drawers, walk in shower, feature mosaic tiled flooring, power shower and detachable shower head and double glazed window to the rear.

### **TO THE EXTERIOR**

To the front of the property there is a dwarf brick wall to the frontage leading to tarmacadam driveway. Planted border and gated side access to enclosed rear garden.

To the rear there is a landscaped rear garden having block paved patio area with wooden pergola above, lawn with sleeper pathway, sleeper edge border to side and stone garden area to the side. Bespoke summer house which over hangs a pond, the summer house has a covered seating area to the side, patio doors, window, power and lighting would be ideal to be used as an office /gym/hobby/craft room.

### **GENERAL INFORMATION**

#### **SERVICES**

We understand all main services are connected.

#### **TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

#### **VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300

#### **COUNCIL TAX**

We understand this property is Council Tax Band "C". However, this should be verified by any intending purchaser.

#### **DISCLAIMER**

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

#### **FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.

#### **SPECIAL NOTE FROM THE VENDOR**

Not really wanting to leave after 22 years living in this tucked away corner. But due to circumstances now have to re-locate.

It's a perfect home for a family or for a single person, and particularly good for those who love dog walks. The canal and park not far away, and other secret discovered walks over the years.

Ideally located, for a longer walk into Tamworth and the usual railway and bus links, or forgotten ingredient, Tesco around the corner.

When I first moved the place, I knew it was for me, even though work needed doing at the time, it just had this wrap around welcoming feel.

Mum and Dad loved the place, and often wanted to swap houses when they both were alive, so the place has lots of happy memories and fun times.

I have upgraded almost everything several times over, now a lovely wet room, nice kitchen and utility, lovely Gasco fire, cost me a fortune but a nice focal point.

It's been often described by friends as a "The Tardis" surprisingly spacious and good sized rooms.

The conservatory is my favourite with fireplace and lovely private outlook into my sunny garden, the feature wall having an old oak timber that came from the old Tamworth cinema!

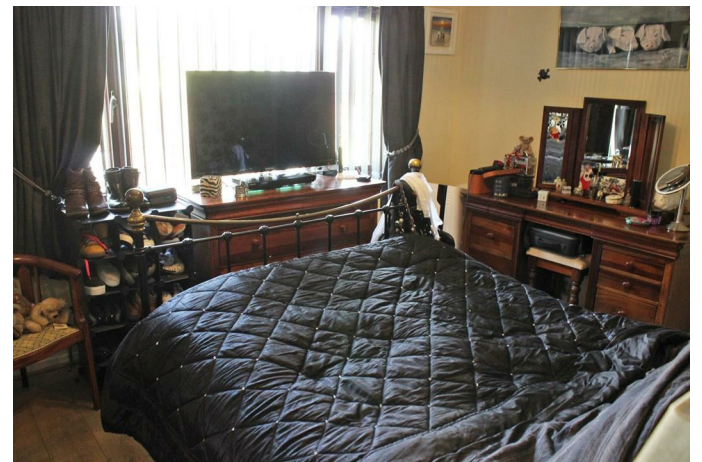
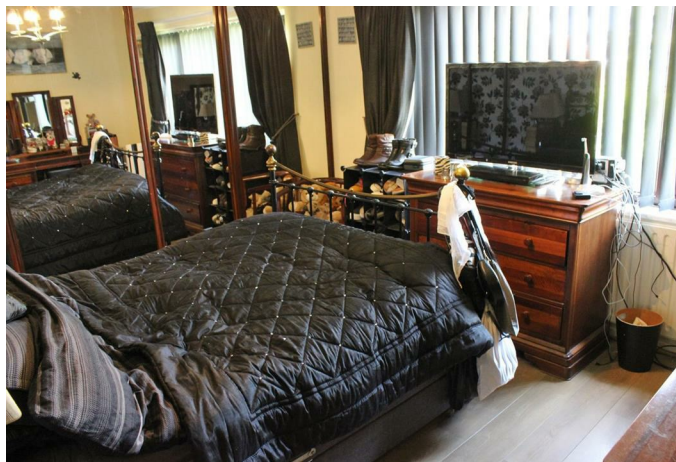
I had the garden landscaped and added a bespoke made log cabin that I designed myself which includes an undercover decking area floating over an ornamental pond for those rainy days.

I often feel I am actually not in Amington but in my own oasis of tranquility, as its quiet and I have such good neighbours I will truly, truly miss the place. Its an eclectic mix, and I love cooking and this is also the heart of my home, oak fronted units, granite work surfaces, and loads of cupboard space!! I have a lovely sized dining room, where we have had some really nice slap up meals and wonderful family Christmases, and Utility the size of some kitchens! The Tardis effect. The outlook from my bedroom is just of trees even though surrounded by neighbours it really is a little island of peace and sunshine.

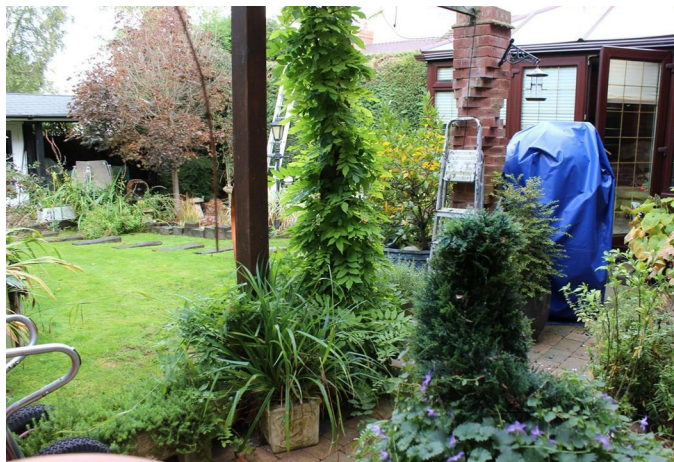
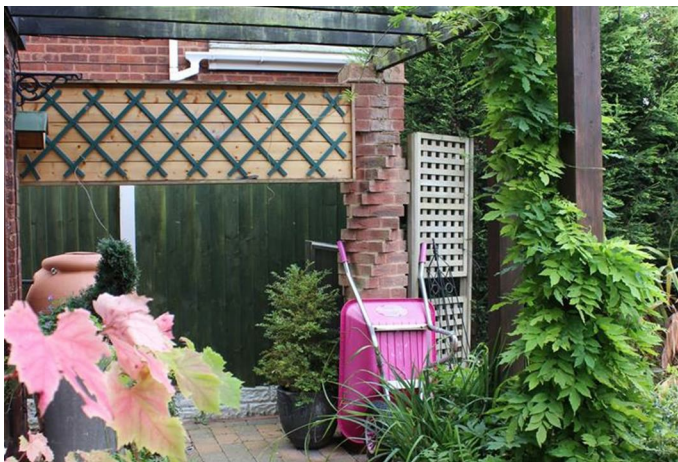
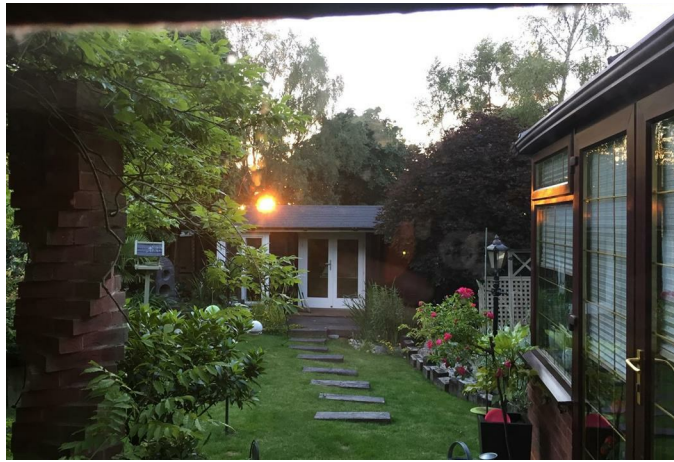
I think whoever buys it will love it like I have.



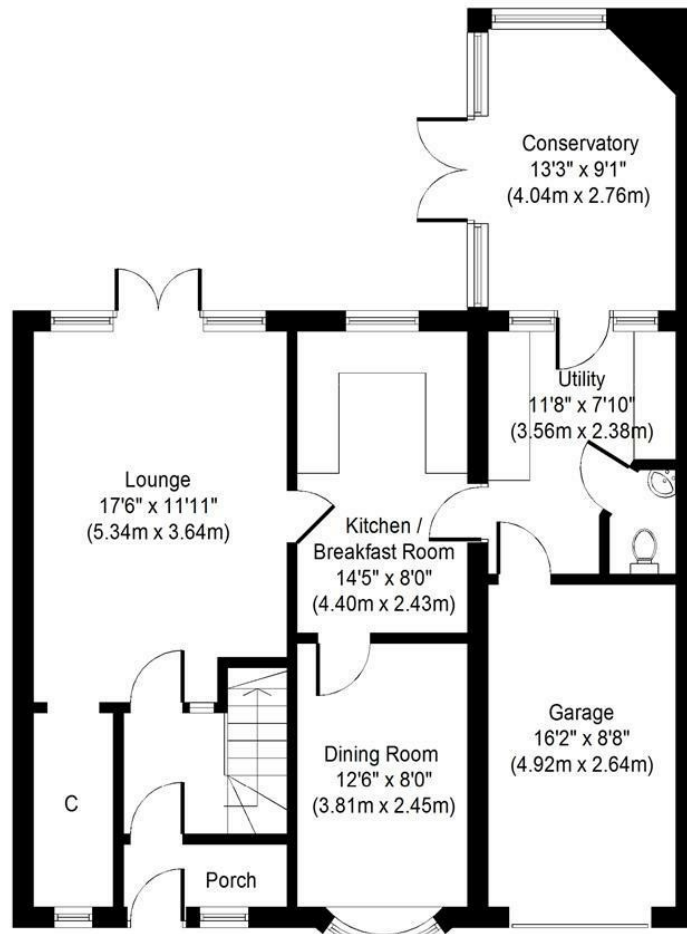




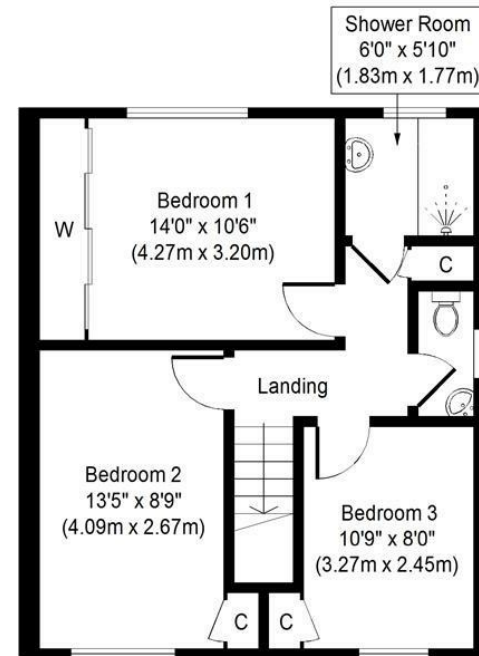








**Ground Floor  
(Including Garage)**  
Approximate Floor Area  
**953 Sq. ft.  
(88.5 Sq. m.)**



**First Floor**  
Approximate Floor Area  
**515 Sq. ft.  
(47.8 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.

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