

Field Farm Drive

Edingale, Tamworth, B79 9LF

John German





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£455,000

An attractive barn conversion style family home located in small exclusive development of homes in the popular village of Edingale.

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John German are proud to offer to the market this superbly presented three bedroom family home situated in Field Farm Drive that is an exclusive development in the sought after village location of Edingale. This spacious family home has the benefit of gas central heating and the majority of the windows have recently been fitted with rosewood coloured uPVC. Built around 2000 the property stands in a quiet cul de sac position and has been finished to an exceptional quality.

The village is served by Mary Howard Primary School and John Taylor Academy (with school bus service) at Barton under Needwood. Set in the midst of unspoilt countryside yet still handily positioned for access to the A38, A50, M6, Lichfield, Tamworth, Ashby de la Zouch, Derby and Burton upon Trent. Harlaston Village is only two miles away with a post office/shop and a public house. Alrewas Village is approximately 4 miles away with various amenities and canalside walks.

Accommodation - An entrance door opens into the welcoming hallway with oak flooring, carpeted stairs rising to the first floor landing and doors leading off. The warm and inviting living room has a feature Inglenook fireplace housing a log burning stove, uPVC double glazed French doors leading out to the rear garden, carpeted flooring and a window to the side aspect. A folding door opens into the heart of the home - the impressive open plan kitchen/diner with a recently refitted kitchen having a range of matching wall and base units with solid wood worksurfaces over, tiled splashbacks, a range of integrated kitchen appliances and a breakfast bar area. There is ample space for a large dining table and chairs, a useful understairs storage cupboard currently housing the fridge/freezer, spotlights to the ceiling and dual aspect windows to the front and rear. Off the kitchen is the family room, the second largest of the three reception rooms, with laminate wooden effect flooring, uPVC double glazed French doors to the rear garden and an internal door opening into the garage. Completing the ground floor is the very versatile third reception room, currently being used as a home office, but could be utilised into a playroom, sitting room or snug.

The first floor landing has a large storage cupboard housing the immersion heater and access into further storage space within the eaves. The generously sized master bedroom overlooks the front and has refitted built in wardrobes, two ceiling light points, carpeted flooring and a refitted luxury en-suite shower room. The second bedroom is a further double bedroom with uPVC double glazed window to the rear, carpeted flooring and a ceiling light point. The third bedroom is an ideal single bedroom with carpeted flooring, a ceiling light point, uPVC double glazed window to the rear aspect and a large cupboard ideal as wardrobe space. The family bathroom comprises a large corner bath, low level WC, separate shower cubicle with rainfall style shower, wash basin, half tiled walls, chrome style heated towel rail, illuminated bathroom mirror and skylight.

Outside to the front of the property is a tarmac driveway providing off-road parking for two vehicles and access into the single integral garage. To the rear is a lovely enclosed part walled garden with lawned area and a generous block paved patio seating area

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Brick

Parking: Drive

Electricity supply:

Water supply: Mains

Sewerage: Mains

Heating: LPG

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

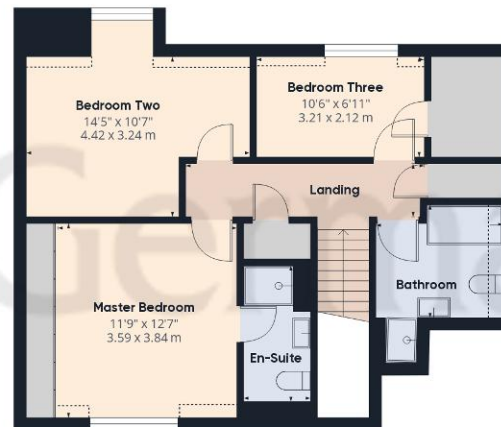
Our Ref: JGA/24012025







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1579.5 ft²

146.74 m²

Reduced headroom

20.89 ft²

1.94 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		



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