



12b Austrey Lane, Newton Regis, B79 0NL

**786**  
PROPERTIES

12b Austrey Lane, Newton  
Regis, Staffordshire, B79 0NL

Guide Price: £450,000

A brand new family home boasting a large plot size of 361sq.m, with open plan accommodation. Featuring a high end family kitchen with open plan dining area, separate living area and cloakroom WC.

To the first floor you will find 3 large bedrooms, with a well designed family bathroom. Externally, you will find a large parking space to the rear, and a landscaped garden to the front, enclosed with manicured hedges to offer complete privacy.

#### Features

- Brand new home
- 361 sq.m area
- 3 bedrooms, 2 bathrooms
- 2 reception rooms
- Generous high specification kitchen
- Large landscaped garden to the front
- Excellent driveway and parking space to the rear
- Sought after village, countryside setting
- Excellent location for commuters
- 10 year warranty



## Location

Newton Regis is a quaint rural village located on the outskirts of Tamworth, in the heart of the Staffordshire countryside. This small village boasts a charming public house and historic religious buildings. Nearby town Tamworth offers more extensive amenities such as; supermarkets, hospitals, recreational outlets and more.

Newton regis is extremely well connected to an extensive array of major roadways, with the M42 / A42 being only 5 minutes away. From which the M6 / Toll and M1 is easily accessible. Birmingham City Centre can be easily reached within 30 minutes, and direct links to London can be found from Tamworth Train Station.

Newton Regis and surrounding areas are well appointed with great educational links such as; Dixie Grammar School, Repton School and Ashby Grammar Schools. The Ofsted rated 'Outstanding' Church of England Primary School is located opposite the front of this property.



## Description

This development of two bespoke designed homes situated on the corner of Austrey Lane, and Townsend Close, offers complete privacy. Situated on the edge of town enclosed by hedges to the front and fencing to the rear. Externally there is large garden at the rear with its own entrance, while to the front and side you will find a driveway and gated entrance, benefitting from electric charging points. Internally, there has been a great sense of care when selecting the fittings ensuring that high quality items are used. Benefitting from a high specification kitchen, underfloor heating, upgraded flooring and tiling throughout.

To further the peace of mind, we provide a 10 years warranty with each home.

### Viewing Arrangements

Strictly by prior appointment via the developers 786 Properties on 0121 517 2176 or [austreylane@786properties.co.uk](mailto:austreylane@786properties.co.uk)

### Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded.

### Services

The homes benefit from main services, gas, electric, water. Upon purchase the buyers will need to contact the service providers to set their own packages.

### Local Authority

North Warwickshire Borough Council

### Council Tax

Rate not available



All particulars have been created with due care, but complete accuracy cannot be guaranteed. Buyers need to conduct their own due diligence alongside this.

### 786 Properties Europe Ltd

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