



# The Square, Elford, Tamworth

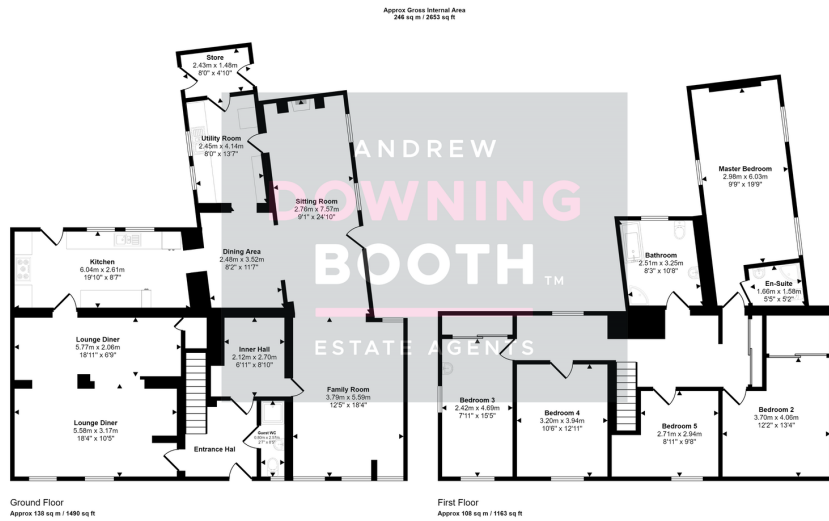
£695,000

5 3 4



At Andrew Downing-Booth Estate Agents, we always deliver! And what we have here, is the detached, superbly appointed Grade II Listed Post Office Cottage, which is packed full of character features and sits in the highly desirable village of Elford. The property comes with over 2500 square feet of accommodation and is a real one off! The accommodation is well laid out and very flexible, comprising an entrance hall with guest WC, inner hall, large lounge diner with two fire places, a family room opening up to a sitting room with wood burning stove and a dining area opening to a contemporary kitchen. There is also a large, modern utility room with store off whilst upstairs are five double bedrooms, modern en-suite and large family bathroom with roll topped bath and separate shower enclosure. Outside is a fabulous plot, with private flag stone paved courtyard style rear garden having access down one side, whilst the frontage comprises a large gravelled driveway and lawned garden area. The property boasts an abundance of character features including exposed beams, exposed brick walls and a number of fireplaces including an inglenook and a wood burner. This is a first class property which can only be appreciated with a viewing, so don't miss out and book in a viewing.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of furniture such as bedframes within bedrooms which are representative only and may not look like the real items. Made with Make Dropify 360.

- Five Double Bedroom Detached Cottage With An Abundance Of Character
- Modern Bathroom, En-Suite & Ground Floor Shower Room
- Contemporary Kitchen & Large Utility Room
- Generous Plot With Ample Parking & Lovely Garden Plot
- Lounge Diner, Dining Area, Family Room & Sitting Room
- Highly Desirable Village Location

