



## Alstonefield Close, Amington, Tamworth

Guide Price £420,000

- Detached Family Home
- Spacious Accommodation Throughout
- Amenities Nearby
- Council Tax Band E
- Corner Position
- Redrow Built
- Freehold
- Located In Amington
- High Specification
- EPC Rating B

# 1 Alstonefield Close, Tamworth B77 4FL

Calders Residential are delighted to offer this well-presented Redrow built 'Shaftesbury' detached house type which boasts a corner position on the highly desirable estate in Amington. Amington is situated within close proximity to an array of superb amenities.

Upon entering the property you are greeted by the welcoming entrance hall which provides access to the accommodation over both floors including a ground floor WC. The lounge is a nicely-sized room with dual aspect windows. The kitchen/diner is the heart of the home and includes a range of units consisting of a large centre island which was an addition the current owners added when the property was build! Lastly, there is a separate utility room.

To the first floor there are four well-proportioned bedrooms. The main bedroom benefitting from an en-suite shower room/WC. The other bedrooms are complemented by a bathroom with a three piece white suite including a bath with an overhead shower, wash basin and WC.

Outside, there is an enclosed rear garden which includes a patio, lawn and a decked area which is ideal for garden furniture. To the rear there is a tandem driveway leading to a detached garage.

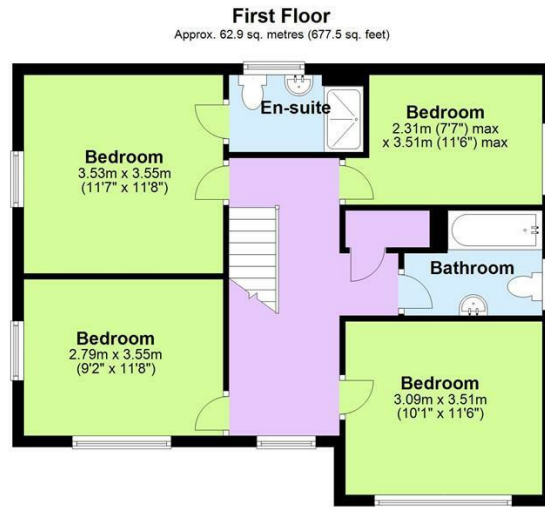
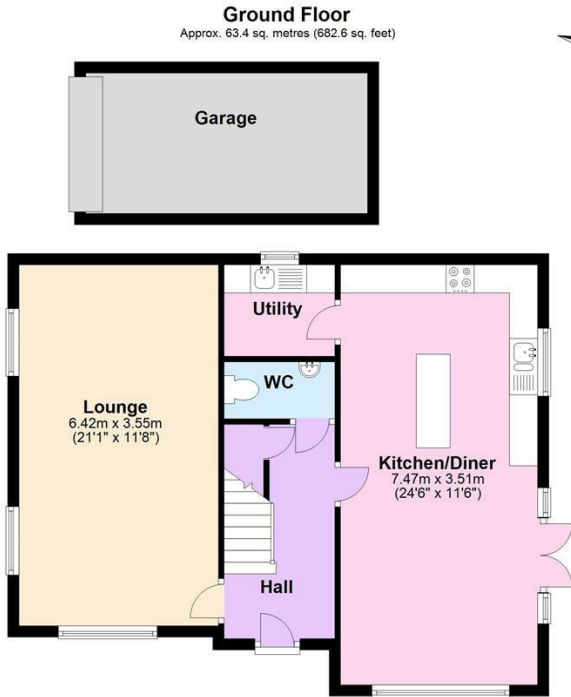


Council Tax Band: E



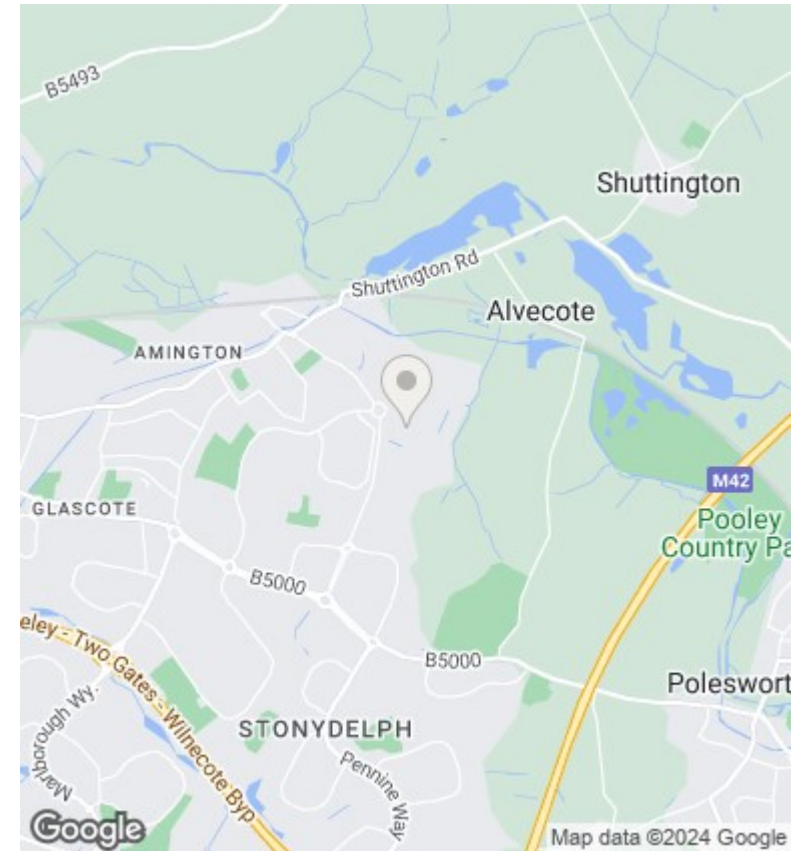






Total area: approx. 126.4 sq. metres (1360.1 sq. feet)

Where 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 of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.



## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	