



BEAUTIFULLY IMPROVED & EXTENDED CHARACTER PROPERTY

Welcome to Woodhouse Lane, a peaceful road located off Sharpe Street in Amington Tamworth, within close distance of highly rated local schooling and an array of fantastic amenities. This beautifully improved family home provides a deceptively spacious and unique living accommodation, ideal for a wide range of living arrangements. If you're looking for character – look no further.

Approached via a private gated driveway providing ample parking space for a growing family, as well as a neatly maintained front garden, and generous side access to the external garage and rear garden, this homes first impression will not disappoint.

Opening into the spacious hallway with guest W.C, this property greets you with a warm positive feel, and flows naturally into a large dining area with an attractive bay window, and then into a spacious living room spreading the width of the property, with a fitted under stair storage cupboard and vast entertainment space for friends and family. The living room also features a stunning feature fireplace.

There is an extended kitchen/breakfast room to the rear, another wonderful social space, with a central island breakfast bar, attractive fitted units, French doors out to the rear garden and access to a separate utility room with further outdoor access.

Upstairs off the spacious landing are three bedrooms and a large family bathroom with a free-standing bath and wet room set up. The bedrooms provide ample space for a family, and provide great natural light with private views to the front and rear.

Outside is a deceptively spacious plot with a vast paved social patio area and large side access, a neatly maintained low maintenance lawn, plus an attractive decking area with steps up to an external office/study/games room. This versatile room provides great flexibility for working from home or use as a gym, games room, study, and more.

Tenure: Freehold
Council Tax Band: C



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hallway
11' 2" x 5' 11" (3.40m x 1.81m)

Downstairs W.C.
6' 4" x 2' 8" (1.92m x 0.82m)

Dining Room
11' 9" x 11' 2" (3.57m x 3.41m)

Lounge
18' 1" x 11' 3" (5.52m x 3.42m)

Kitchen/Breakfast Room
14' 10" x 11' 7" (4.51m x 3.52m)

Utility Area
7' 3" x 5' 7" (2.22m x 1.69m)

External Garage
18' 1" x 9' 11" (5.51m x 3.03m)

Bedroom One
11' 3" x 10' 7" (3.42m x 3.23m)

Bedroom Two
11' 3" x 9' 3" (3.44m x 2.83m)

Bedroom Three
8' 4" x 8' 1" (2.55m x 2.46m)

Bathroom
7' 10" x 7' 0" (2.40m x 2.13m)

External Study/Games Room
TBC

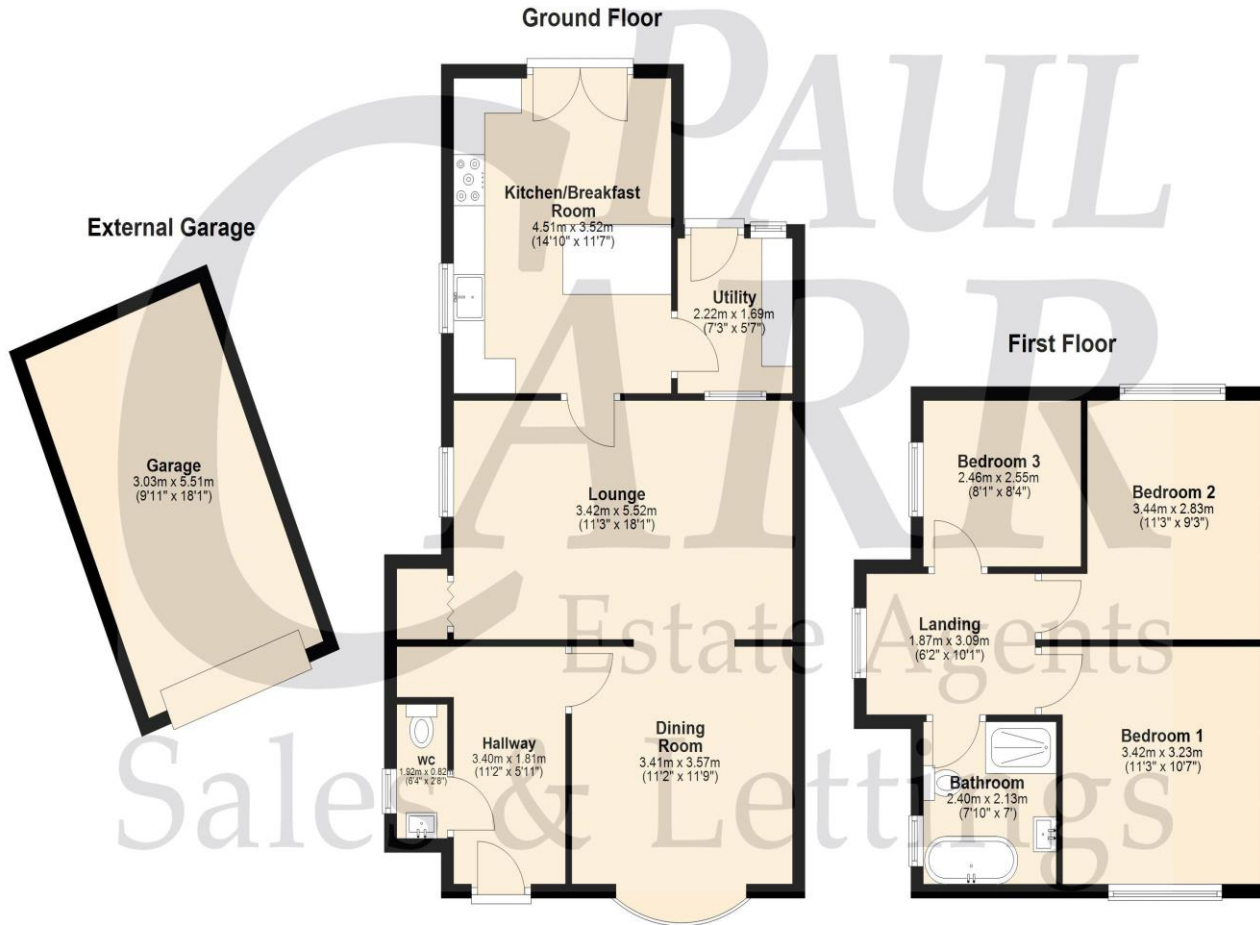




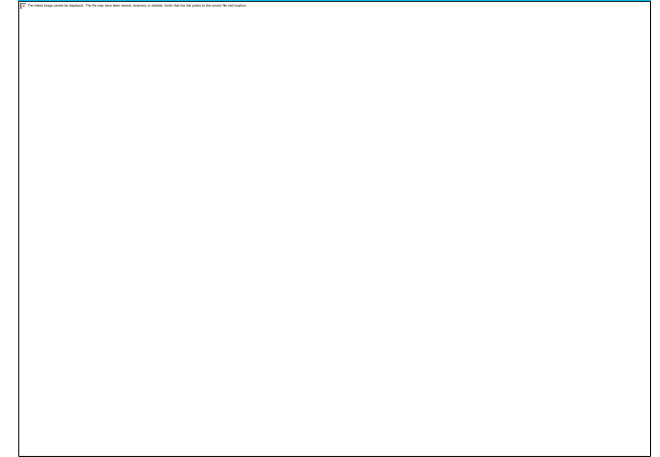


Floor Plan

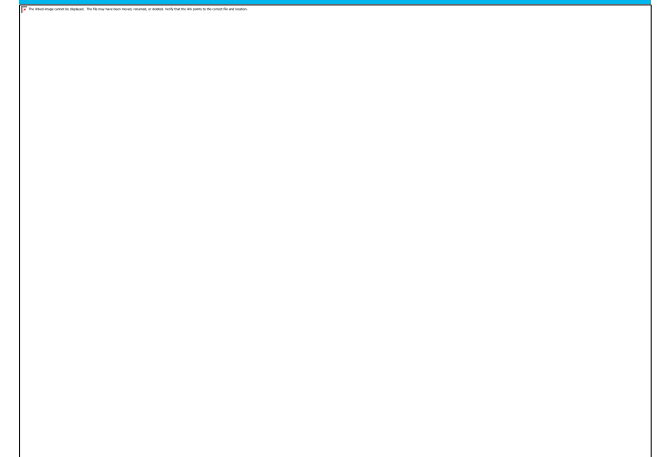
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location











Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: Sept 2024