



Copnills, Ashby Road, Tamworth, Staffordshire, B79 0BT

HOWKINS &
HARRISON

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Ashby Road, Tamworth,
Staffordshire, B79 0BT

Guide Price: £725,000

Backing onto its own land extending to 4.83 acres, is this substantial five bedroom detached dormer bungalow offering well-proportioned accommodation throughout.

A feature of this property is its endless potential and idyllic position. Outside the property has delightful gardens, double detached garage and a further outbuilding divided into two sections to include further garage and loose box.

Features

- Detached dormer bungalow.
- Excellent potential
- Backing onto its own land total plot extending 4.83 acres
- Presently divided into main dwelling and annexe
- Spacious accommodation
- Open countryside views
- Convenient location, great for commuters
- No upward chain



Location

Located off Ashby Road, set back along a private drive into the gently undulating Warwickshire countryside, just outside the town of Tamworth. The property is conveniently located for access to the region's motorway networks namely the M42, M6 and M1. The major cities of Leicester, Derby, Nottingham and Birmingham are close by. There is also excellent access to East Midlands, Coventry and Birmingham airports. The property sits between the conurbations of Tamworth and Ashby de la Zouch. Both towns benefit from excellent services such as shops, restaurants and leisure activities. In particular Tamworth benefits from a train station with immediate access to Birmingham and fast mainline train links to London (fastest journey time currently is 60 minutes).

The area is renowned for its schooling. Not only are there many quality state schools but also a number of private schools of high regard. These include Repton, Dixie Grammar, Twycross and Grace Dieu.



Accommodation Details - Ground Floor & Annexe

Entrance porch with door leading through to lounge with double glazed window to front elevation and an open fireplace with brick faced surround. Door leading through to the separate dining room also having window to front elevation, off the hallway doors lead to a ground floor bathroom with panel enclosed bath, wash hand basin, low flush, WC and complimentary tiling. The kitchen/breakfast room has a comprehensive range of wall base units, bevelled edge preparation surfaces with complimentary tiling, window to side elevation, tiled flooring and door leading off to rear utility room. There are Two large storage cupboards, door to rear access from the inner hallway and door leading through to sitting room. This room has a window to rear elevation, overlooking the gardens and fields beyond. There is a ground floor bedroom with a full range of built in wardrobes and window to front elevation and off the inner hall a door leads to an annexe area.

The annexe accommodation boasts a bedroom with window to the rear elevation enjoying countryside views, ensuite shower room and fitted kitchen with a range of eye level and base units, ample preparation surfaces and access into a dining area with window to the rear elevation also overlooking the rear gardens. Separate lounge with window to front elevation and stairs rising off to the first floor of the main living accommodation.





First Floor

To the first floor there are three more bedrooms and a further bathroom and eaves storeroom.

Outside, gardens and grounds

Outside the property is approached via gated entrance leading to large block paved driveway providing parking for several vehicle. Access to a double garage 31 x 19 also having attached WC. There is a further outbuilding split into two sections, single garage and separate loose box. There are delightful front side and rear gardens being mainly laid to lawn summer house /studio backing onto its own land. In total the plot extends to 4.83 acres.

Set in an enviable location,
offering plenty of scope for alteration and
improvement
(subject to the usual planning consents).

A rare opportunity, viewing is highly
recommended.



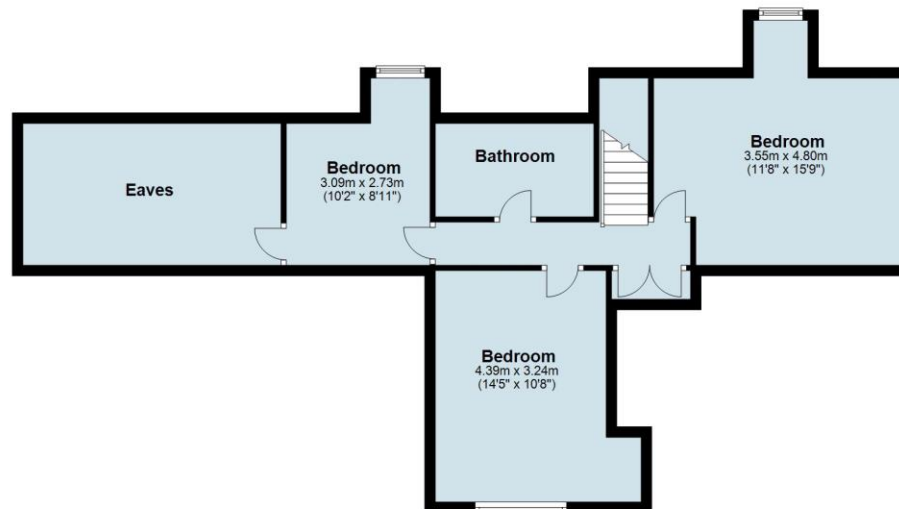
Ground Floor

Approx. 160.7 sq. metres (1730.2 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Total area: approx. 226.1 sq. metres (2433.8 sq. feet)

Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01827 718021 Option 1

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. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

North Warwickshire Borough Council - [Tel:01827-715341](tel:01827-715341)

Council Tax

Band - E

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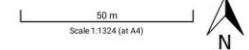
AWAITING EPC

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Land App



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