



37 Boundary Drive, Amington, Staffordshire, B77 4FJ

HOWKINS &
HARRISON

37 Boundary Drive,
Amington,
Staffordshire, B77 4FJ

Guide Price: £449,000

Constructed in 2018, a traditional design three bedroom detached family home. Having bright and spacious internal accommodation with a particular feature of the property being, that all three bedrooms have en-suite facilities. The property is situated within sought after residential development close to local amenities and transport facilities.

Presented superbly, an early internal viewing is strongly recommended.

Features

- Detached family home constructed in 2018
- Spacious lounge
- Downstairs cloakroom, useful utility room
- Open plan kitchen breakfast room
- Three excellent size bedroom all having en-suite facilities
- Landscaped low maintenance rear garden
- Detached single garage
- Remainder of NHBC warranty



Location

The property is located in the popular village of Amington, close to the town centre of Tamworth. The village provides all amenities, shops, schools and transport links within close proximity. Tamworth provides for a good range of services, out of town retail parks and a mainline railway station with routes directly to Birmingham and the north. The property lies just off the A5 trunk road and is within two miles of Junction 10 with the M42 providing a direct link to Birmingham in the south and Nottingham in the North. Coventry, Leicester and Derby are all within easy reach of the property. With Birmingham International Airport within seventeen miles and Nottingham East Midlands Airport within twenty-five miles it means nothing is ever far away.



Accommodation Details - Ground Floor

Entrance hall with staircase rising to the first floor, tiled flooring and doors leading off to downstairs cloakroom with low flush WC, complimentary tiling, tiled floor and storage cupboard. There is a spacious lounge with double glazed display bay window to front elevation, feature modern, electric living flame fire and large fitted kitchen/ breakfast room. The kitchen area has a comprehensive range wall and base units with ample preparation surfaces and complimentary uplifts, built in four ring gas hob, extractor hood over and a range of integrated appliances including dishwasher, fridge and built-in double Siemens oven, tiled flooring, double glazed French doors to the rear garden. A useful chef island with cupboards below and a matching utility room with range of wall and base units, integrated freezer and microwave, tiled flooring and door to side access.

First Floor

From the main entrance hall the staircase rises to the first floor landing with doors leading to the main bedroom with double glazed window to front elevation, walk in wardrobe, large en-suite, bathroom with panel enclosed bath, complimentary tiling, vanity wash handbasin, low flush WC, tiled shower with shower screen and tiled flooring. There are two further excellent size bedrooms, both having en-suite facilities and built-in wardrobes.





Outside

Outside to the front of the property is a low maintenance for-garden with trees and shrubs and a tandem leading to a single detached garage. Also thoughtfully landscaped and low maintenance is the rear garden with generous paved area, stone chippings, raised flower beds and a variety of trees and shrubs. There is a decked area with wall mounted sunshade.



A superbly presented detached family home.

Ideal location for commuters.





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

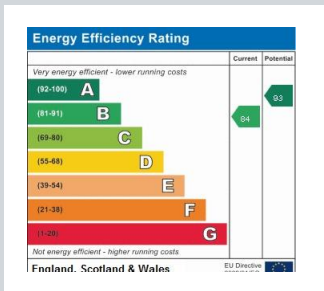
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band - E



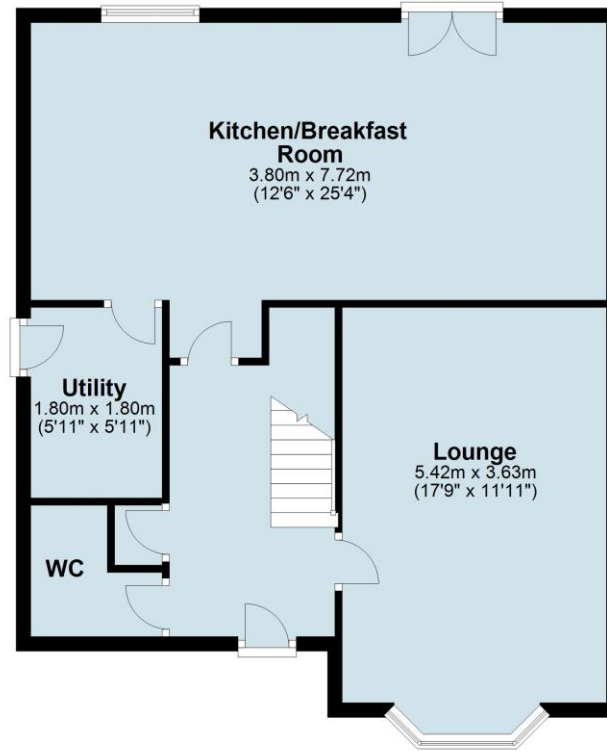
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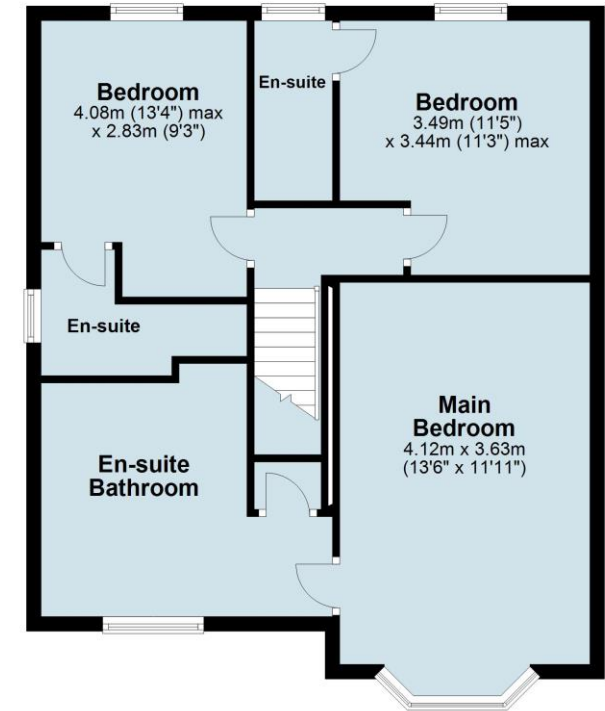
Ground Floor

Approx. 67.8 sq. metres (729.5 sq. feet)



First Floor

Approx. 63.3 sq. metres (681.0 sq. feet)



Total area: approx. 131.0 sq. metres (1410.5 sq. feet)

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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