



1 Burton Close, Tamworth, Staffordshire, B79 8UB

HOWKINS &
HARRISON

1 Burton Close,
Tamworth,
Staffordshire, B79 8UB

Guide Price: £425,000

An exceptionally well presented extended detached family home, situated within a sought-after residential location. Occupying a corner plot the property offers well-proportioned internal accommodation in excess of 1200sqft. In brief comprising, open plan sitting room/dining room, large breakfast kitchen, utility room and cloakroom WC and to the first floor there are four bedrooms, an en-suite shower room and family bathroom. To the front are two driveways providing ample off-road parking and a garage and to the rear is a low maintenance garden with outside bar and summerhouse.

Features

- Extended detached family home
- Spacious sitting room/dining room
- Large breakfast kitchen, utility room and WC
- Four good size bedrooms
- Main bedroom with en-suite shower room
- Family bathroom with shower over
- Corner plot, two driveways and garage
- Delightful rear garden with summerhouse and bar



Location

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 town benefits 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).

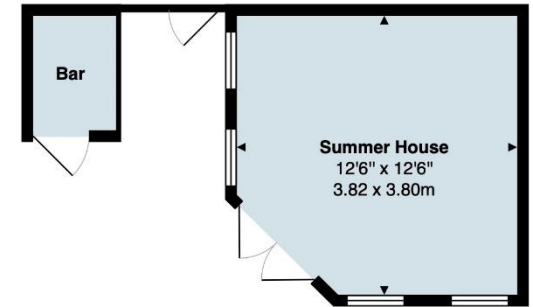
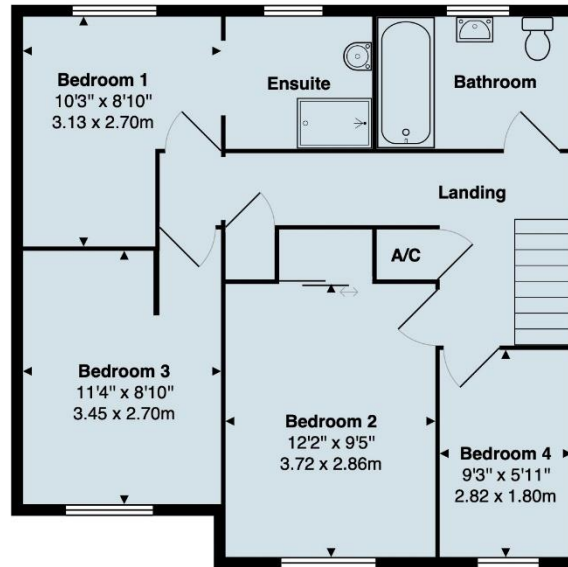
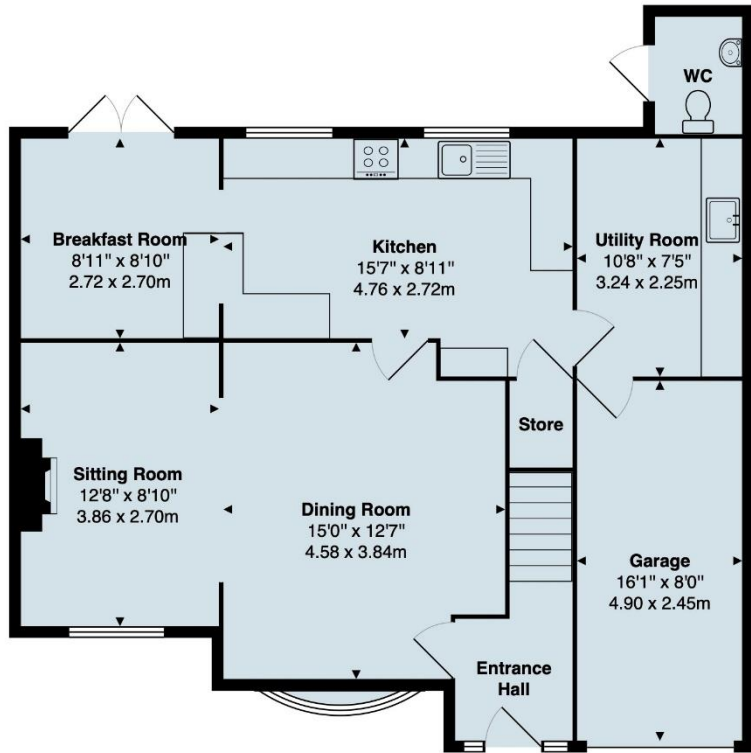


Accommodation Details - Ground Floor

The front door leads into an entrance hall with staircase rising to the first floor with storage cupboard under. Doors lead off to a spacious sitting room/dining room with two double glazed windows to the front elevation and a feature fireplace with mantle above. There is a large open plan kitchen breakfast room, the kitchen area having a range of eye level and base units, hard wood preparation surfaces with complementary tiling, Stoves oven with extractor hood above, integrated dish washer, breakfast bar and double-glazed window to the rear elevation and French doors to the rear garden. There is a useful utility room having a range of wall and base units, work surface area with complementary tiling and door to WC and rear access.

First Floor

From the main entrance hall, the staircase rises to the first-floor landing with doors leading off to all four excellent size bedrooms. The main bedroom has an en-suite shower room and there is a family bathroom with panel enclosed bathroom with shower over.



Total Area: 1246 ft² ... 115.7 m² (excluding garage, wc, summer house, bar)
All measurements are approximate and for display purposes only



Outside

Occupying a corner plot position with front garden and driveway leading to the attached garage and a secondary driveway to the side of the property provides further off-road parking and gated access to the low maintenance rear garden. The garden is mainly laid to lawn with a paved patio, a detached summerhouse, and a covered drinks bar area.



A well proportioned ready to move into family home, located in an excellent position with superb commuter road links nearby.





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 - D

**HOWKINS &
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AWAITING EPC



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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.