



The Old Crossing Cottage, 404 Tamworth Road, Amington, Staffordshire B77 4AG Guide Price £399,999

A character double fronted property offering plenty offering over 1700sqft of internal accommodation. In brief comprising, entrance porch, a 24ft two bay windowed lounge/dining room opening into a 22ft snug with double doors opening to outside, access to a cloakroom WC and door into the kitchen. A side entry door leads into an entrance hall which provides access into the large kitchen/breakfast room with store and pantry cupboard To the first floor there are four good size bedrooms, two with en-suite shower rooms and finally a four piece family bathroom. Outside there is a driveway providing parking and a delightful rear garden with a brick built summerhouse/home office. An early internal viewing is strongly recommended.

15 Market Street, Atherstone, Warwickshire CV9 1ET

Telephone 01827 718021

Email atherstone@howkinsandharrison.co.uk

Website howkinsandharrison.co.uk

Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

Branches across the region and an office in central London

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PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



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 London. 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. Birmingham International Airport is within seventeen miles and Nottingham East Midlands Airport within twenty-five miles.

ACCOMMODATION DETAILS - GROUND FLOOR

Front entrance porch with door leading into an impressive 24ft lounge/dining room with two bay windows to the front elevation and a feature fireplace having living flame gas fire and open faced brick surround and wood strip flooring. A door then leads through to a separate snug/sitting room with double glazed French doors to the rear garden, staircase rising to the first floor, tiled flooring and doors leading off to a cupboard and ground floor WC. Access from the snug and a separate side entrance hall is the kitchen/breakfast room with a range of wall and base units with ample hardwood preparation surfaces, complimentary tiling, Aga range cooker and inset ceiling lighting. Off the kitchen area is a large walk in pantry/utility cupboard.

FIRST FLOOR

The staircase rises from the snug to the first floor with doors leading off to four excellent size bedrooms. The main bedroom is a great size at 19ft with a Juliet balcony to the rear elevation and an en-suite shower room. Bedroom two also has its own en-suite shower room and finally there is a family bathroom with roll top bath and tiled shower cubicle.

OUTSIDE

Externally to the side of the property there is a gravel drive providing ample parking and to the rear the garden is mainly laid to lawn with mature borders, a paved patio and brick built summer house with power and light supply. The garden shed is also included.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison Tel:01827-718021 Option 1

Local Authority

Tamworth Borough Council - Tel:01827 709709

Council Tax

Band - C

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.

Text to be confirmed

Floorplan

Howkins & Harrison prepare these plans for reference only. They are not to scale.

Additional Services

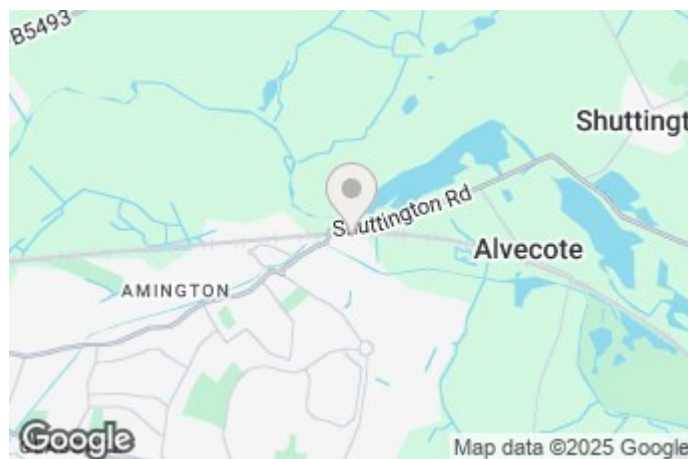
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Important Information

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.

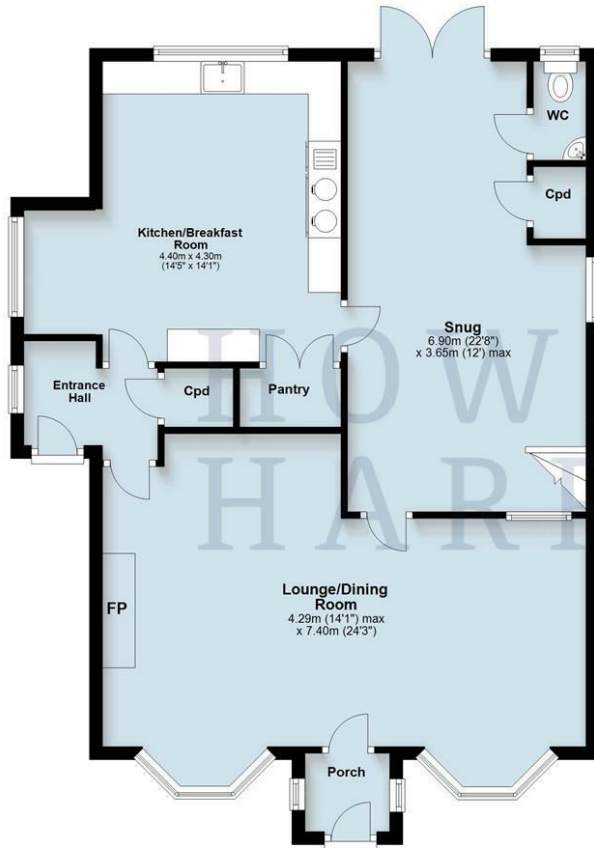
Tenure & Possession

The property is freehold with vacant possession being given on completion



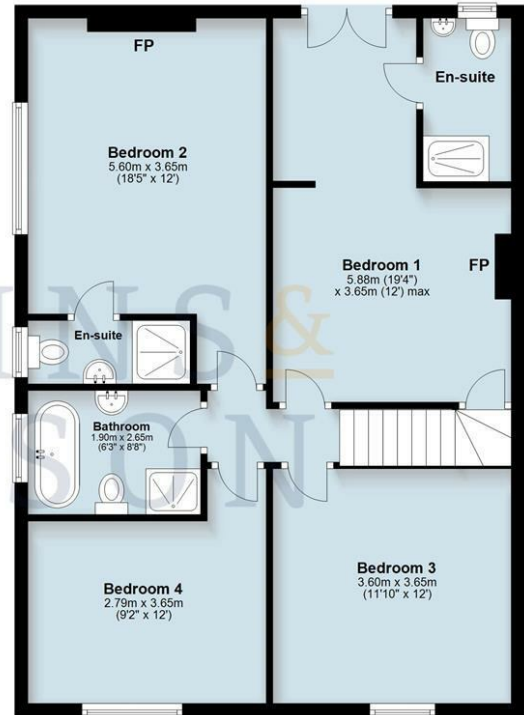
Ground Floor

Approx. 83.5 sq. metres (898.5 sq. feet)



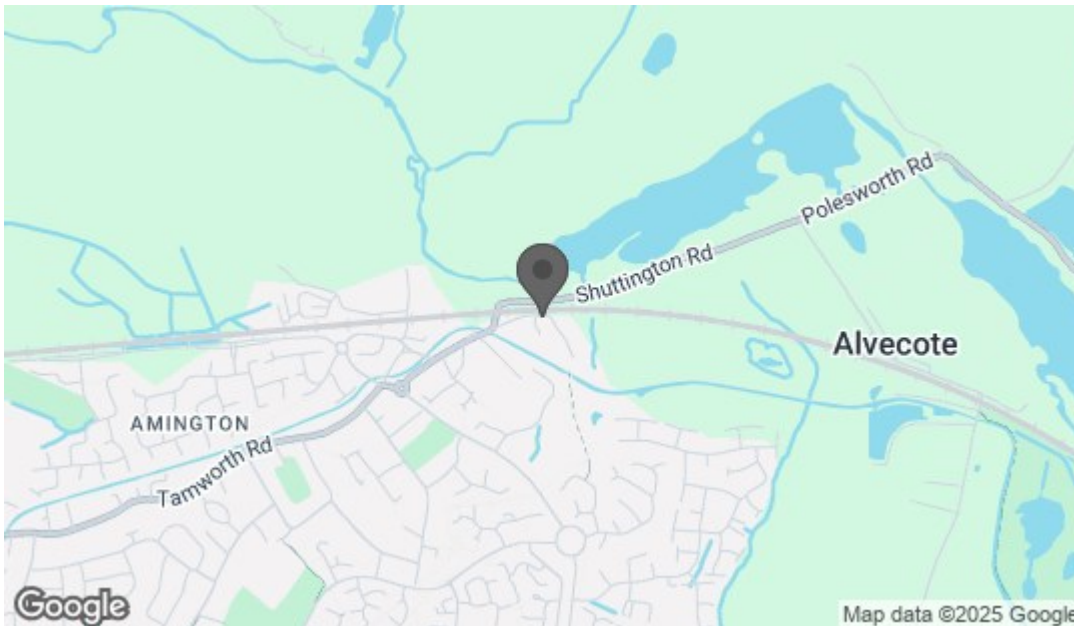
First Floor

Approx. 77.9 sq. metres (838.1 sq. feet)



Total area: approx. 161.3 sq. metres (1736.6 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Measurements of rooms, doors, windows and other items are approximate, no responsibility is taken for errors, omission or mis-statement. Item icons such as bathroom suites, sinks are representations only and may not look like the real items.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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