



15 | CORNFLOWER CLOSE | TAMWORTH | STAFFORDSHIRE | B79 0EL

Downes
&
Daughters
ESTATE AGENCY



15

CORNFLOWER CLOSE | TAMWORTH | STAFFORDSHIRE | B79 0EL

£680,000

One of Tamworth's best kept secrets, tucked away in a secluded corner of this popular modern development, is a substantial 2,474 sq.ft detached family home. Offered for sale with no onward chain, this former show home is one of only eight imposing dwellings on a select gated private road, known as Peel Meadow, with elevated views across open parkland descending to a picturesque tributary stream of the River Anker. Boasting one the most impressive and dramatic layouts this development has to offer, with all ground floor rooms spanning from a wonderfully grand entrance hall, with central staircase, and the bedrooms and bathrooms of the first floor having an elegant gallery landing as their centre piece. Having benefitted from many upgrades and additions by the current owner, the ground floor accommodation comprises; entrance hallway with storage cupboard, a stylish living room, study or sitting room, utility room and a simply stunning kitchen diner & family room with bi-fold access to the rear garden. The social hub of this home.

The first floor boasts an opulent gallery landing, principal bedroom with Jack & Jill en suite shower room, leading to a luxury dressing room (formerly a bedroom), a second bedroom suite with en suite shower room and bedrooms three and four sharing the family bathroom. Externally the property occupies an enviable position towards the end of the cul-de-sac, opposite the open space and pathways to the River Anker. This perfect home also has the rare benefit of extensive private driveway parking, a meticulously manicured front garden, a detached double garage with electric roller doors, a high quality garden office and a lavishly landscaped rear garden.

Viewing is essential to appreciate the attractive nature of this property, its immaculate presentation and secluded position within Peel Meadow and delightful views. Please note that the majority of internal furnishings are also available to purchase under separate negotiation.



GROUND FLOOR

- Recently Added Entrance Porch
- Attractive Reception Hallway With Storage Cupboard
- Impressive Living Room
- Study / Sitting Room
- Open Plan Kitchen/Diner/Family Room Loaded With High Quality Integrated Appliances & Access To Rear Garden
- Utility Room With Access To Driveway
- Guest Cloakroom





FIRST FLOOR

- Dramatic Gallery Landing With Airing Cupboard
- Principal Bedroom Suite (fitted wardrobes)
- Walk Through En Suite Shower Room
- Opulent Dressing Room With Extensive Fitted Furniture (formally bedroom three)
- Guest Bedroom Suite (fitted wardrobes)
- En Suite Shower Room
- Bedroom Three (fitted wardrobes)
- Bedroom Four
- Luxury Family Bathroom







WHY WE LOVE THIS HOUSE...

"We love 15 Cornflower Close for its bright, airy feel and well-proportioned rooms, which stay cool in the summer and warm in the winter. Each morning, we're greeted by stunning countryside views with the Anker River nearby, creating a serene, rural atmosphere—yet we're only minutes from a town with excellent amenities. This home truly offers the best of both worlds: peaceful country living on the edge of a vibrant town. With its spacious layout, five bedrooms, and a versatile garden office, it's an ideal family home that provides comfort, space, and flexibility for every need".





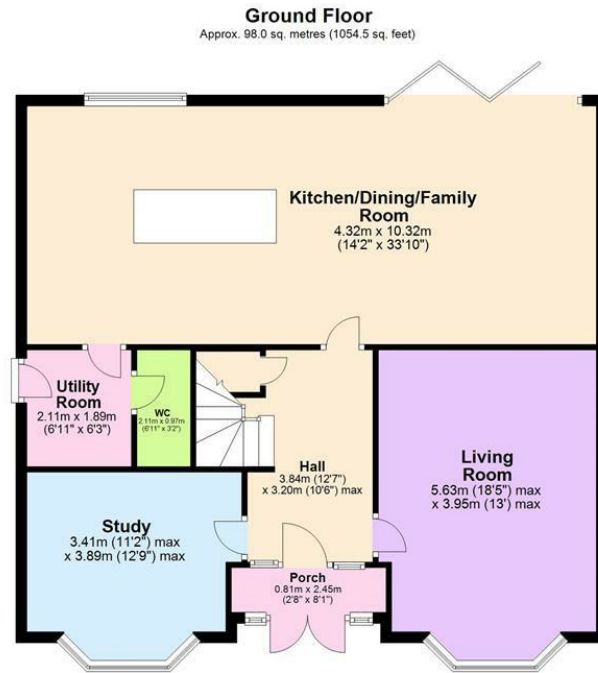
OUTSIDE

- Manicured Lawned Front Garden
- Extensive Private Tarmac Driveway With Gated Access To Garden & Side Door To Utility
- Detached Double Garage With Electric Roller Doors & Fitted Units & Worksurface
- High Quality Garden Office
- Impressively Landscaped Low Maintenance Garden
- Patio Seating Areas & Artificial Lawn
- Stylishly Planted Raised Borders With External Lighting
- Hidden Storage Area With Two Timber Sheds

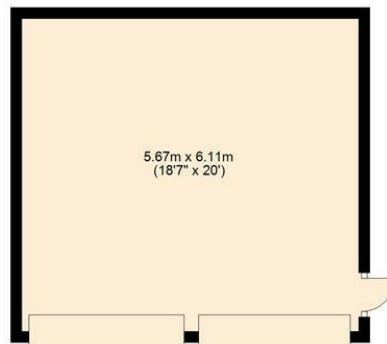




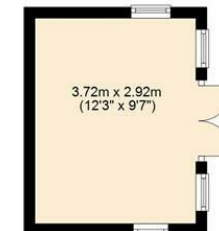
EPC Rating: B



Garage
Approx. 34.6 sq. metres (372.6 sq. feet)



Garden Room/Office
Approx. 10.9 sq. metres (116.9 sq. feet)



Total area: approx. 236.8 sq. metres (2548.6 sq. feet)



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