



Steps D'arderne, Elford Park, Elford, Tamworth,  
B79 9DF

**£550,000**



Welcome to your countryside daydream — a character-filled barn conversion tucked away in the enchanting semi-rural haven of Elford Park -  
Early viewing? Highly encouraged.

This gem sits among a small gathering of equally charming homes, all part of a delightful and intimate development. Inside, the home rolls out a warm welcome with its entrance porch, cosy yet spacious living room, dining area for hosting, a cheery breakfast kitchen, guest cloakroom, galleried landing, a dreamy principle bedroom with en-suite, three more bedrooms for guests, hobbies or hoarding, a family bathroom, a garage, and parking spots galore for you and your admirers. The loft void is perfect for home working, a dressing room or simply storage.

Throw open the landing door and boom – instant garden magic. Wisteria draped pergola, lovingly tended lawns and leafy hedgerows that demand a morning coffee, an evening glass of wine and plenty of daydreams in between.

There's guest parking, your very own off-road spot, and a handy garage perched at the end of a neat row of three.

Now let's talk setting: Just beyond the edge of the postcard-perfect village of Elford lies this secret little drive known as Elford Park. It's a storybook scene — follow the smooth tarmac lane as it winds through buttercup-strewn fields and panoramic countryside, until it opens up to reveal a tucked-away enclave of gorgeous homes.

Elford is an attractive village, situated about 4 miles north-west of Tamworth in a bend of the River Tame with much to offer, including cricket and football fields, an excellent local school, a welcoming pub, a historic church, a vibrant village hall, and the renowned Walled Gardens – making it a delightful community.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







Porch

Living Room 5.99m (19'8") x 4.60m (15'1")

Dining Room 5.99m (19'8") max x 3.96m (13')

Kitchen 6.05m (19'10") max x 2.29m (7'6")

WC

Garage

Landing

Bedroom 1 3.86m (12'8") x 2.90m (9'6")

En-suite

Walk-in Wardrobe

Bedroom 2 3.78m (12'5") x 2.24m (7'4")

Bedroom 3 3.43m (11'3") x 2.64m (8'8")

Bedroom 4 2.72m (8'11") x 1.83m (6')

Bathroom

Loft Void



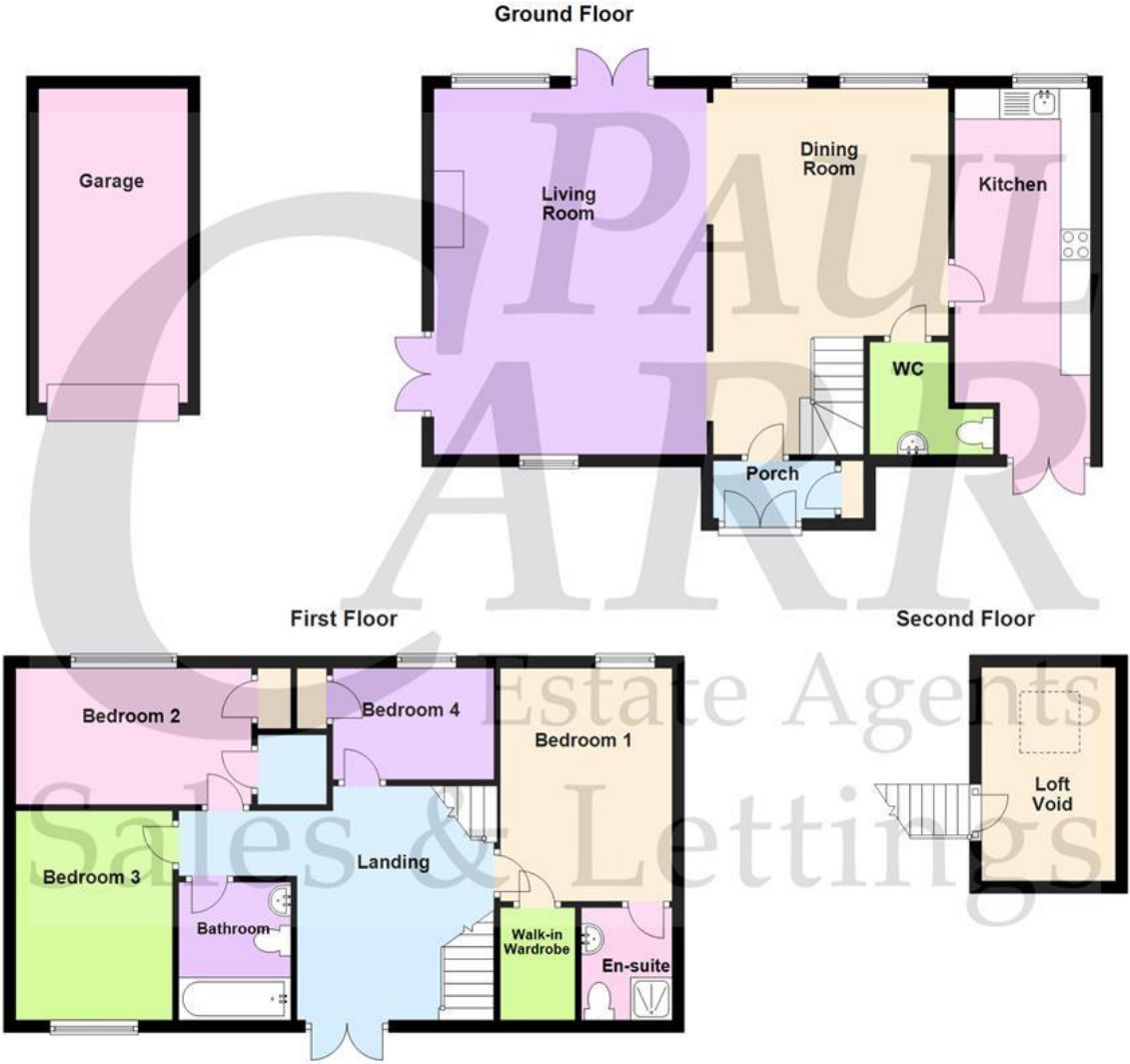






# Floor Plan

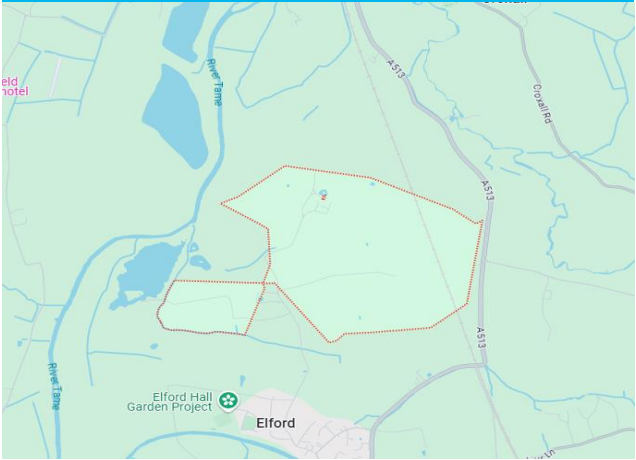
*This floor plan is not drawn to scale and is for illustration purposes only*



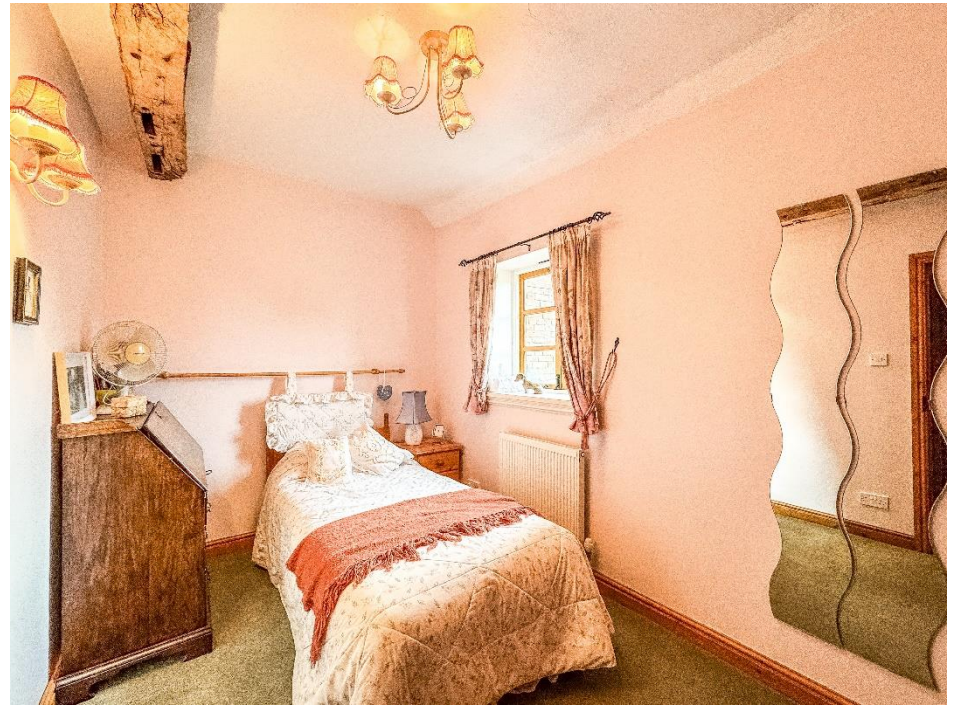
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

## Map Location











**Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: