



Hodge Lane

Amington, Tamworth, Staffordshire, B77 4AN

£625,000

# Property Features

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- Unique Detached Residence Behind Gated Driveway
- Magnificent Family Lounge
- Superb Kitchen/Diner
- Utility Room and Laundry Room
- Snug and Sun Room
- Guest Cloakroom
- Open Aspect Gallery Landing
- Three Bedrooms, Family Bathroom
- Double Garage, Rear Garden
- Unconverted Extension

## Full Description

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Taylor Cole Estate Agents are thrilled to present 'for sale' this unrivalled opportunity to acquire one of Amington's most unique properties. This distinctive home was originally built in the late '70s, with a discreet tree-lined approach and set behind a gated driveway, this incredible plot boasts 0.75 Acres (approx) of surrounding gardens, adorned by outbuildings and mature shrubbery at its borders creating a wonderfully private retreat for the prospective buyer. Bursting with opportunity, viewing this property is highly advised to truly recognise the potential it holds.

### GROUND FLOOR

Stepping inside the home, you are instantly welcomed with a bright and inviting ambience, with a myriad of windows throughout the property allowing natural light to pour in and illuminate the home. With a unique and expansive ground floor accommodation, the property boasts an array of reception spaces, with the heart of the home being a superb kitchen/diner offering ample dining facility, the attractive kitchen is fitted with an array of matching units, adorned by roll top working surfaces, integrated 'Neff' appliances and further cupboards throughout with a utility room adjacent adding to the convenience and supplementing the space.

Continuing through towards the rear of the home you are met with an open aspect gallery landing offering access to two fantastic points of reception in addition to stairs off to the first floor landing with a cosy snug for more intimate gatherings and a dazzling sun room providing the perfect place to unwind and soak in nature with delightful views over the rear garden. A magnificent family lounge rests at the rear of the residence, with a wealth of space for entertainment and potential to accommodate a range of furnishings.



In addition to the aforementioned, the home also benefits from a spacious double garage offering ideal parking or storage facility, with an exceptional opportunity presented by an unconverted extension, offering 560 sq ft (Approx) as a blank canvas for prospective buyers.

#### FAMILY LOUNGE

27' 2" x 12' 2" (8.28m x 3.71m)

#### KITCHEN/DINER

27' 9" x 10' 8" (8.46m x 3.25m)

#### GALLERY LANDING

15' 11" x 6' 3" (4.85m x 1.91m)

#### SUN ROOM

12' 4" x 5' 5" (3.76m x 1.65m)

#### SNUG

12' 3" x 9' 9" (3.73m x 2.97m)

#### UTILITY ROOM

9' 8" x 8' 5" (2.95m x 2.57m)

#### LAUNDRY ROOM

15' 5" x 7' 4" (4.7m x 2.24m)

#### GUEST CLOAKROOM

4' 1" x 6' 8" (1.24m x 2.03m)

#### DOUBLE GARAGE

25' 0" x 17' 11" (7.62m x 5.46m)

#### FIRST FLOOR

The first floor hosts three bright and well-proportioned bedrooms, with bedrooms one and two both boasting fitted wardrobes whilst the third bedroom has been styled to accommodate a home office. A spacious main bathroom offers a four piece suite and the perfect canvas for modernisation.

#### BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m)

#### BEDROOM TWO

10' 8" x 7' 5" (3.25m x 2.26m)

#### BEDROOM THREE

10' 2" x 7' 6" (3.1m x 2.29m)



## FAMILY BATHROOM

10' 8" x 10' 1" (3.25m x 3.07m)

## EXTERNAL

Stepping outside, the property is surrounded by mature gardens that have been meticulously landscaped in the fore aspect to create a stunning retreat, allowing you to unwind and soak in the serenity, with slab paved patios offering space for al-fresco dining and entertainment space and a wealth of further space providing a world of possibilities.



## ANTI MONEY LAUNDERING

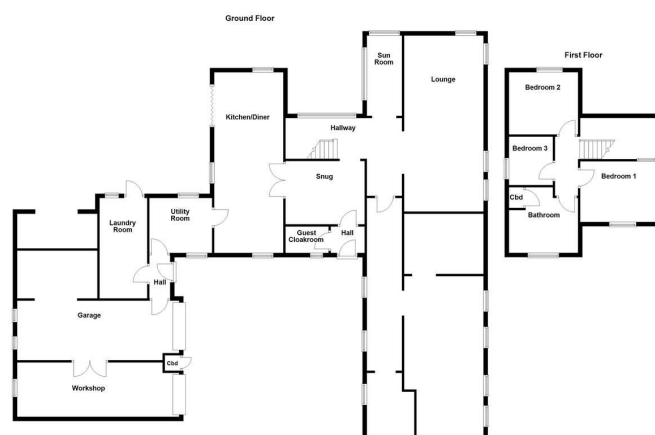
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	91 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements