



Sorrel

Amington, Tamworth, Staffordshire, B77 4HA

£195,000

Property Features

- Spacious & Well-Presented Family Home
- Discreetly Positioned
- Bright & Inviting Interiors
- Family Lounge & Dining Room
- Well-Presented Kitchen
- Three Excellent Bedrooms
- Home Office/Bedroom Four
- Low Maintenance Rear Garden
- Ample Parking to the Rear
- Freehold & Close to Local Schooling

Full Description

Nestled in one of Tamworth's most sought-after residential areas, this exceptionally well-presented and deceptively spacious family home offers a perfect blend of comfort, style, and practicality. Its superb position within the neighbourhood ensures both tranquillity and convenience, while the generous internal and external spaces make it an ideal choice for modern family living.

GROUND FLOOR

As you step inside, you're greeted by a bright and inviting entrance hall that seamlessly leads into the home's unique open-plan layout. The ground floor is thoughtfully designed, featuring a well-proportioned dining room with a charming bay window that bathes the space in natural light and provides a lovely view of the front aspect. Adjacent to the dining room, the attractive kitchen is beautifully appointed with a matching range of units and tactile resin flooring, making it a pleasure to cook and entertain in.

At the rear of the home, a superb family lounge offers a generous amount of space, easily accommodating a range of freestanding furnishings. This versatile area also provides direct access to a home office and coat room, which could be separated to create an additional bedroom if desired. A guest cloakroom on the ground floor adds an extra layer of convenience for both visitors and residents.

ENTRANCE HALL

5' 10" x 4' 11" (1.78m x 1.50m)

DINING ROOM

9' 4" x 8' 6" (2.87m x 2.61m)

KITCHEN

11' 8" x 6' 5" (3.56m x 1.97m)



LOUNGE

18' 3" x 10' 9" (5.57m x 3.30m)

OFFICE/BEDROOM FOUR

8' 5" x 5' 10" (2.57m x 1.80m)

COAT ROOM

8' 4" x 4' 11" (2.56m x 1.52m)

GUEST CLOAKROOM

5' 10" x 2' 7" (1.78m x 0.80m)

FIRST FLOOR

Upstairs, the property continues to impress with its distinctive style and practical layout. The first floor hosts three wonderful bedrooms, each offering comfortable proportions and flexibility to suit various needs. A well-appointed family bathroom, complete with a matching three-piece suite, adds to the home's overall appeal.

BEDROOM ONE

14' 0" x 10' 9" (4.29m x 3.30 (Max)m)

BEDROOM TWO

15' 8" x 9' 4" (4.79m x 2.87 (Max) m)

BEDROOM THREE

8' 11" x 8' 5" (2.73m x 2.59m)

BATHROOM

7' 3" x 5' 6" (2.23m x 1.70m)

THE REAR

The rear garden has been tastefully curated to create a private, low-maintenance sanctuary, ideal for outdoor seating, entertaining, and relaxation. The well-situated plot also benefits from gated access to the rear, providing secure off-road parking. Additional parking is available at the rear of the home, ensuring ample space for multiple vehicles.

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.

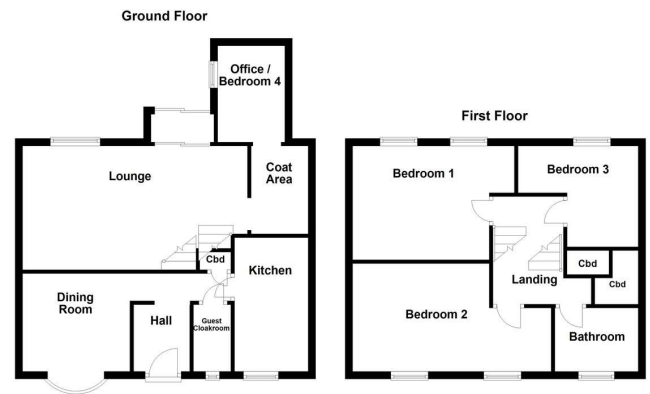


VIEWING

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

TENURE

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 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