



Stour

Hockley, Tamworth, Staffordshire, B77 5QJ

£525,000

Property Features

- Executive Detached Family Home
- Superb Private Position
- Thoughtfully Extended/Altered
- Dual Aspect Family Lounge
- Stunning Kitchen & Dining Room
- Main Bedroom & En Suite
- Beautiful Rear Garden
- Off Road Parking & Detached Double Garage
- CCTV Fitted Front, Sides & Rear
- Viewing Highly Advised

Full Description

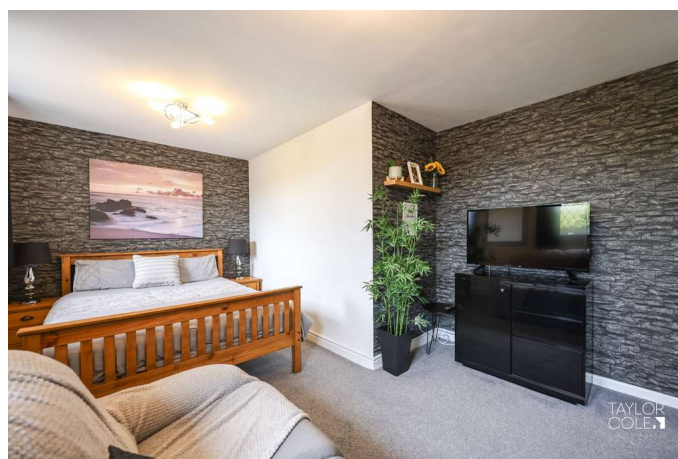
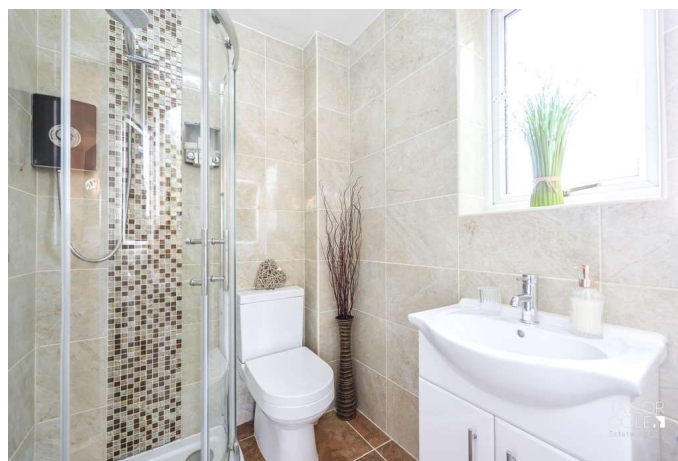
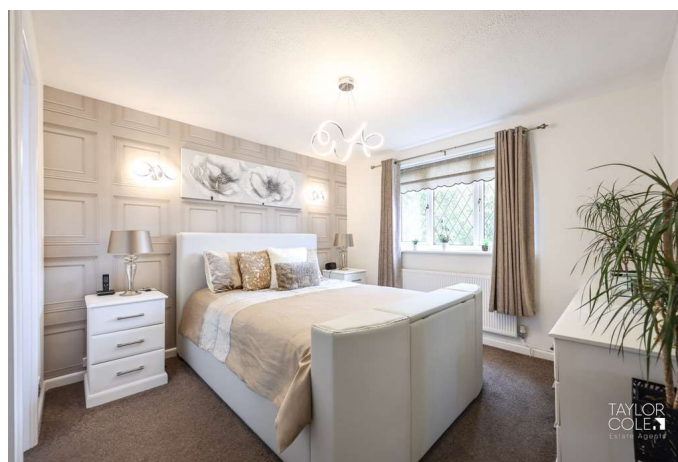
This beautifully presented and thoughtfully extended executive family home is situated in an unrivalled position within a highly sought-after postcode, offering an exquisite blend of modern living and timeless elegance. Meticulously altered by the current homeowners, the property boasts a flawless layout that meets every requirement for contemporary family life.

Upon arrival, the home's superb location becomes immediately apparent, discreetly positioned with a generous block paved driveway that easily accommodates multiple vehicles. The detached double garage not only enhances storage but also presents a fantastic opportunity for conversion, subject to the relevant planning permissions, offering further versatility.

GROUND FLOOR

Entering the home, a warm and inviting reception hallway sets the tone, exuding a sense of comfort that continues throughout. The expansive family lounge, bathed in natural light from its dual aspect, creates an ideal space for relaxation, with sliding doors leading directly to the rear garden, effortlessly blending indoor and outdoor living.

Adjacent to the lounge, the stunning open-plan dining room and kitchen form the heart of the home, perfect for entertaining or family gatherings. Filled with natural light from both front and rear aspects, the kitchen is equipped with a stylish array of matching units, roll-top work surfaces, and seamlessly integrated appliances. A central island adds an extra touch of luxury and sophistication, making the space both functional and elegant. A dedicated utility room further enhances practicality, offering additional storage for appliances and featuring a convenient guest cloakroom for residents and visitors.



FAMILY LOUNGE

15' 10" x 16' 4" (4.84m x 4.99m)

DINING ROOM

11' 10" x 13' 6" (3.61m x 4.12m)

FITTED KITCHEN

10' 4" x 18' 6" (3.15m x 5.65m)

UTILITY ROOM

8' 4" x 11' 4" (2.55m x 3.46m)

GUEST CLOAKROOM

4' 7" x 3' 10" (1.41m x 1.17m)

FIRST FLOOR

The first floor mirrors the quality of the ground floor, with four generously sized bedrooms, all benefiting from built-in storage. The primary bedroom enjoys a sleek en suite bathroom, adding a touch of luxury to the master suite. The additional bedrooms offer versatile living spaces, perfect for families or guests, while the family bathroom, complete with a tasteful three-piece suite and high-quality tiling, completes the upstairs layout.

BEDROOM ONE

13' 11" x 12' 8" (4.25m x 3.88m)

EN-SUITE

5' 6" x 4' 10" (1.70m x 1.49m)

BEDROOM TWO

15' 3" x 11' 9" (4.65m x 3.60m)

BEDROOM THREE

10' 0" x 7' 1" (3.06m x 2.18m)

BEDROOM FOUR

7' 1" x 9' 11" (2.18m x 3.03m)

BATHROOM

6' 4" x 6' 5" (1.94m x 1.97m)



EXTERNAL

The exterior is equally impressive, with a stunning south-facing garden that has been immaculately maintained. A spacious block paved patio, perfect for outdoor dining, is shaded by a three-meter-wide electric awning that can be adjusted to provide relief during warmer months. Beyond the patio, lush lawns are bordered by beautifully shaped flowerbeds, featuring vibrant flowers and mature shrubbery that add both colour and character to the space. Secure timber fencing ensures privacy, while a timber outbuilding at the rear of the garden provides additional storage.



This executive home offers an unparalleled opportunity to enjoy luxurious family living in one of the most desirable locations.

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		
81-91	B		
69-80	C		77 C
55-68	D	65 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