



Torbay

Amington, Tamworth, Staffordshire, B77 3QZ

£389,950

Property Features

- Impressive Detached Family Home
- Delightful Cul De Sac Position
- Superb Family Lounge
- Dining Room, Family Room & Conservatory
- Fitted Kitchen & Utility Room
- Main Bedroom & En Suite
- Three Further Double Bedrooms
- Attractive Rear Garden
- Sought After Location
- Freehold

Full Description

Situated in the highly sought-after Amington Fields, this wonderfully spacious and beautifully presented detached family home boasts an unrivalled cul de sac position, offering a peaceful and exclusive setting. Its prime location provides excellent proximity to well-regarded local schools, commuter links, and an array of shopping amenities, making it a perfect choice for families.

GROUND FLOOR

As you step inside, the home's warm and inviting ambience immediately greets you, thoughtfully enhanced by modern decor throughout. The expansive reception spaces include a spacious family lounge that seamlessly connects to a bright and airy conservatory, offering picturesque views of the charming rear garden.

The dining room has been tastefully transformed into a fantastic home office, showcasing the versatility of this property. Across from the dining room, a smart garage conversion has created a superb games/family room, perfect for additional reception space, a snug, or a dedicated area for children. Adjacent to this room is a purpose-built utility space, ideal for housing white goods and the central heating boiler.

The heart of the home is an immaculate, modern kitchen, featuring an array of well-appointed units, sleek working surfaces, and stylish tiled splashbacks, all illuminated by contemporary ceiling downlighters. Completing the ground floor is a convenient guest cloakroom, perfect for both residents and visitors.



FAMILY LOUNGE

14' 9" x 11' 3" (4.52m x 3.43m)

DINING ROOM

10' 5" x 8' 11" (3.18m x 2.74m)

OFFICE/GAMES ROOM

12' 0" x 7' 8" (3.66m x 2.36m)

FITTED KITCHEN

14' 9" x 8' 11" (4.52m x 2.72m)

UTILITY ROOM

7' 8" x 4' 5" (2.36m x 1.37m)

CONSERVATORY

13' 1" x 10' 9" (3.99m x 3.30m)

GUEST WC

FIRST FLOOR

Ascending to the first floor, you'll find four impressive double bedrooms, each offering ample space and flexibility. The master bedroom stands out with fitted wardrobes and a luxurious en suite bathroom. A beautifully designed family bathroom complements the first-floor layout, offering a spa-like experience with elegant tiled surrounds and stylish matching units.

BEDROOM ONE

15' 8" x 12' 4" (4.78m x 3.78m)

BEDROOM TWO

14' 9" x 8' 3" (4.52m x 2.54m)

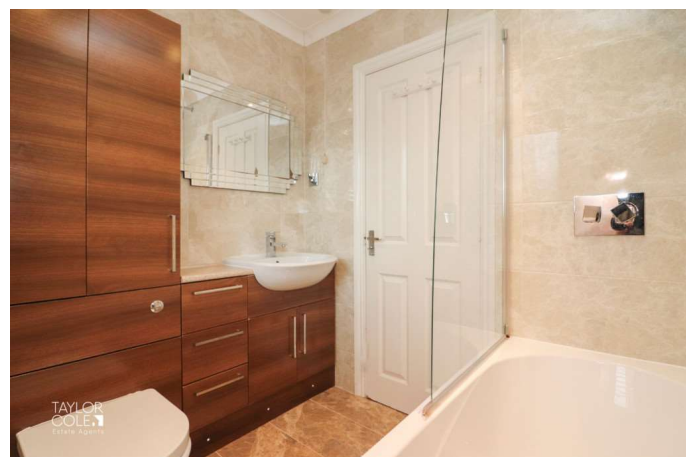
BEDROOM THREE

10' 0" x 9' 8" (3.05m x 2.95m)

BEDROOM FOUR

10' 9" x 8' 3" (3.28m x 2.54m)

BATHROOM



OUTSIDE

REAR GARDEN

Outside, the rear garden provides a tranquil and private retreat, surrounded by mature shrubbery for added seclusion. The space is thoughtfully landscaped, featuring lush lawns, slab-paved patios, and bark-chipped entertainment areas, offering a delightful blend of relaxation and entertainment options.

ANTI MONEY LAUNDERING

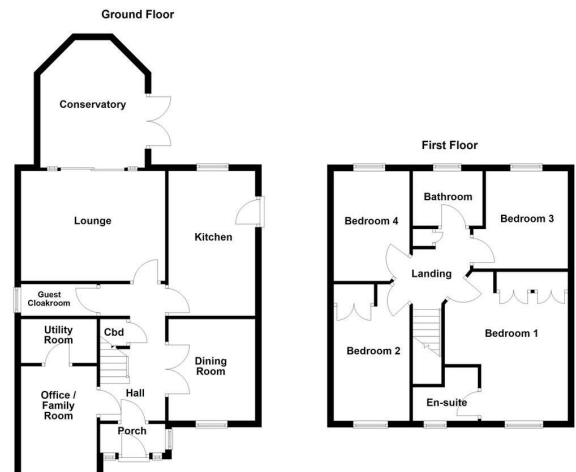
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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