



## Brancaster Close

Amington, Tamworth, Staffordshire, B77 3QD

# Property Features

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- Executive Detached Family Home
- Incredibly Private Position
- Generous Front Aspect
- Multiple Reception Spaces
- Fitted Kitchen & Utility Room
- Main Bedroom, Dressing Room & En Suite
- Three Further Bedrooms
- Private Rear Garden
- No Onward Chain
- Sought After Location

## Full Description

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A rare opportunity to purchase a four-bedroom executive detached home, situated at the head of a quiet cul de sac in the highly sought-after Amington Fields area of Tamworth. This substantial family residence offers spacious, well-appointed accommodation and is ideally suited for families or professional couples.

### LOCALE

Amington Fields is surrounded by countryside with easy access to open fields and canal towpaths, with many outdoor walking and cycling routes within minutes of the property.

### GROUND FLOOR

**Large Kitchen/Breakfast Room:** A modern and versatile space ideal for family meals or entertaining, with quality fittings and ample work surfaces.

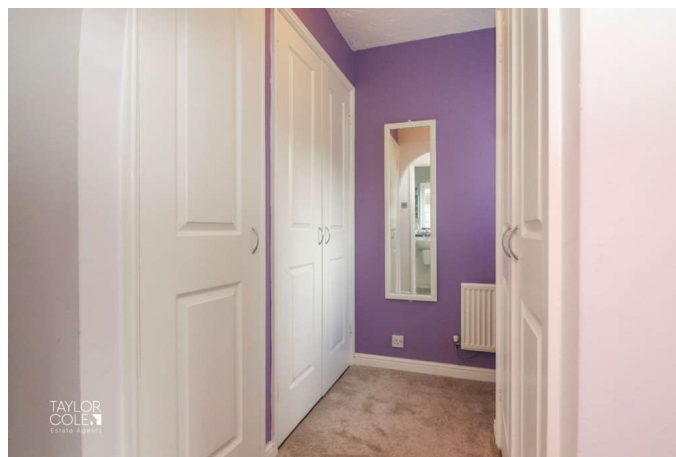
**Utility Room:** Conveniently located off the kitchen, providing additional storage and laundry facilities. Door leading into the garage and further door leads out to the rear garden.

**Dining Room:** Perfect for more formal occasions, with double doors leading into the lounge.

**Lounge:** A bright and airy space featuring a contemporary gas coal-effect fire with a stylish surround, offering a warm and inviting atmosphere.

**Conservatory :** A generous and versatile space overlooking the garden, ideal for year round use.

**Downstairs Cloakroom:** WC and wash hand basin, for family & guests.



#### ENTRANCE HALL

16' 4" x 6' 0" (5.0m x 1.84m)

#### LIVING ROOM

12' 10" x 12' 2" (3.92m x 3.71m)

#### FAMILY LOUNGE

17' 11" x 12' 3" (5.47m x 3.74m)

#### CONSERVATORY

7' 10" x 19' 0" (2.40m x 5.80m (max))

#### FITTED KITCHEN

18' 6" x 9' 0" (5.64m x 2.75m)

#### UTILITY ROOM

4' 9" x 9' 1" (1.47m x 2.77m)

#### GUEST CLOAKROOM

2' 5" x 5' 10" (0.76m x 1.79m)

#### FIRST FLOOR

**Master Bedroom:** The master suite includes a separate dressing area with a range of built in wardrobes and an en suite shower room.

**Three Additional Double Bedrooms:** Spacious and well lit, perfect for family members or guests.

**Family Bathroom:** Suite comprises low level WC, wash hand basin and bath with electric shower over.

**Large Airing Cupboard:** Offering excellent storage space.

**Loft:** Boarded, with fitted ladder and lighting, providing easy access and standing room for additional storage.

#### BEDROOM ONE

12' 1" x 12' 3" (3.69m x 3.74m)

#### EN-SUITE

6' 3" x 4' 8" (1.92m x 1.44m)

#### DRESSING AREA

6' 6" x 6' 10" (1.99m x 2.10m)

#### BEDROOM TWO

9' 2" x 10' 11" (2.80m x 3.35m)



### BEDROOM THREE

9' 2" x 8' 0" (2.80m x 2.44m)

### BEDROOM FOUR

9' 2" x 8' 1" (2.80m x 2.47m)

### BATHROOM

6' 10" x 8' 0" (2.10m x 2.45m)

### EXTERNAL

The front garden offers off-road parking for several vehicles, along with access to the double garage with double up and-over doors.

The rear garden is wonderfully private, featuring a lawn, vegetable patch with an apple tree, and a built in high level pond. Mature planting ensures privacy, making it the perfect retreat for outdoor relaxation and family gatherings.

### ADDITIONAL NOTES

PV Solar Panels: Generating approximately £2,500 PA income for the new owner along with free electricity when the sun is shining (Over 10 Year(s) remaining on current tariff).

No Onward Chain: The property is ready for immediate occupation, ensuring a smooth and swift transaction.

### 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.



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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 and 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