



Woodhurst Close

Amington, Tamworth, B77 3JJ

£350,000



# Property Features

- Beautifully Presented Detached Family Home
- Bespoke Modern Property
- Inviting Reception Hallway
- Superb Family Lounge
- Open Plan Kitchen/Diner
- Utility Room & Guest Cloakroom
- Four Well-Sized Bedrooms
- Delightful Rear Garden
- Situated Upon Private Drive of Two Properties
- Freehold & No Onward Chain

## Full Description

Nestled within one of Tamworth's most desirable residential developments, this superb detached family home offers an exceptional blend of style, space, and modern comfort. Presented to an impeccable standard and benefiting from no onward chain, this property is an ideal opportunity for discerning buyers seeking a spacious and well-appointed home.

### GROUND FLOOR

Upon entering, a bright and welcoming reception hall sets the tone for the home, featuring a staircase to the first floor and a convenient guest cloakroom. Positioned at the front, the generous family lounge enjoys comfortable proportions, offering the perfect setting for relaxation. At the rear, a stunning open-plan kitchen/diner showcases an attractive range of base units and work surfaces, creating an inviting space for both family meals and entertaining. Enhancing the home's practicality, a dedicated utility room provides additional storage and appliance space, while also offering direct access to the integral garage.

### RECEPTION HALL

### FAMILY LOUNGE

14' 7" x 11' 5" (4.47m x 3.48m)

### KITCHEN

20' 8" x 12' 7" (6.30m x 3.86m)

### UTILITY ROOM

6' 11" x 4' 0" (2.11m x 1.24m)

### GUEST CLOAKROOM



## FIRST FLOOR

Upstairs, the home continues to impress with four well-sized bedrooms. The main bedroom benefits from a stylish en suite bathroom, while the remaining three bedrooms provide flexible accommodation options to suit a variety of needs. Completing the first floor, a contemporary family bathroom boasts a sleek three-piece suite with elegant tiled surrounds.

### BEDROOM ONE

13' 6" x 11' 6" (4.14m x 3.53m)

### EN SUITE

6' 7" x 6' 3" (2.01m x 1.93m)

### BEDROOM TWO

9' 10" x 8' 2" (3.02m x 2.49m)

### BEDROOM THREE

9' 10" x 8' 2" (3.02m x 2.49m)

### BEDROOM FOUR

11' 5" x 6' 11" (3.48m x 2.11m)

### BATHROOM

6' 11" x 6' 5" (2.13m x 1.96m)

## OUTSIDE

### REAR GARDEN

Externally, the home enjoys a beautifully maintained rear garden, offering a perfect blend of neatly kept lawns, stylish slab-paved patios, and mature shrubbery for added privacy. A dedicated seating area provides an ideal spot for outdoor dining and relaxation. To the front, the integral garage and driveway offer ample parking and additional storage.

### GARAGE

10' 9" x 6' 11" (3.30m x 2.11m)



## ANTI MONEY LAUNDERING

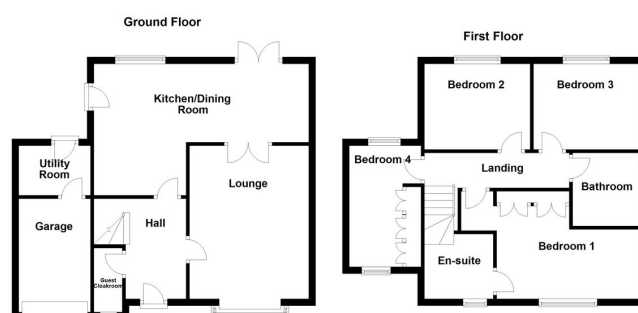
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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 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