



Abbey Road

Abbotsgate, Tamworth, B77 2QE

£375,000



# Property Features

- Impressive Detached Family Home
- Sought After 'Abbotsgate' Estate
- Tastefully Renovated Throughout
- Family Lounge, Dining Room & Sun Room
- Beautifully Appointed Kitchen
- Master Bedroom with En Suite
- Three Further Bedrooms
- Attractive Rear Garden
- Generous Off Road Parking
- Freehold & Close to Local Schooling

## Full Description

Nestled within the highly sought-after 'Abbotsgate' estate, this beautifully appointed detached family home boasts a superb position and has been tastefully altered and renovated by the current owners. Showcasing sleek and contemporary finishes throughout, the property offers spacious and versatile accommodation, perfect for modern family living.

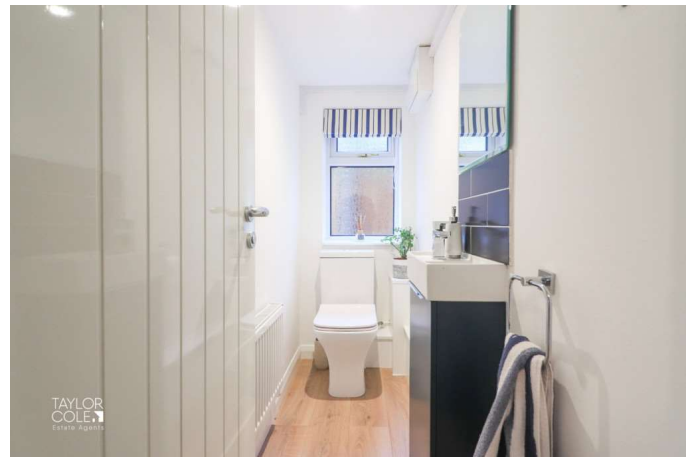
### GROUND FLOOR

Upon entering, a warm and welcoming reception hall sets the tone for the home, providing access to all ground-floor reception spaces while also hosting stairs to the first-floor landing and a convenient guest cloakroom.

The ground floor features an array of versatile reception areas, including a wonderful family lounge situated at the front of the property, complete with a striking bay window that floods the space with natural light. Internal French doors lead seamlessly to the adjacent dining room, an ideal setting for intimate gatherings. To the rear, a radiant sunroom offers a cosy retreat, overlooking the rear garden and creating a serene space to relax.

The kitchen is a true showpiece, boasting an impressive range of modern base units, tactile working surfaces, and a completely refitted design that blends style with practicality. A built-in storage cupboard and an additional door to the side aspect enhance its functionality.

Further enhancing the ground floor, a dedicated utility and laundry room complements the home's layout, coupled with a useful garage store to accommodate necessary appliances and additional storage solutions.



#### RECEPTION HALL

14' 9" x 3' 9" (4.50m x 1.15m)

#### FAMILY LOUNGE

14' 9" x 11' 5" (4.50m x 3.49m)

#### DINING ROOM

11' 5" x 8' 11" (3.49m x 2.74m)

#### FITTED KITCHEN

12' 4" x 8' 11" (3.77m x 2.74m)

#### CONSERVATORY

11' 2" x 9' 9" (3.41m x 2.98m)

#### UTILITY ROOM

9' 6" x 8' 3" (2.92m x 2.52m)

#### GUEST CLOAKROOM

6' 9" x 2' 9" (2.06m x 0.85m)

#### GARAGE STORE

8' 11" x 6' 4" (2.73m x 1.95m)

#### FIRST FLOOR

Ascending to the first floor, four magnificent family bedrooms provide well-proportioned accommodation, with the main bedroom benefiting from tasteful fitted wardrobes and an immaculate en-suite bathroom. A most-pleasant family bathroom completes the upper level, featuring a stylish three-piece suite that includes a panelled bathtub with a shower screen and fitment over, alongside a bespoke washbasin unit and a close-coupled WC.

#### BEDROOM ONE

12' 1" x 11' 6" (3.70m x 3.53m)

#### EN SUITE

9' 3" x 4' 1" (2.83m x 1.26m)

#### BEDROOM TWO

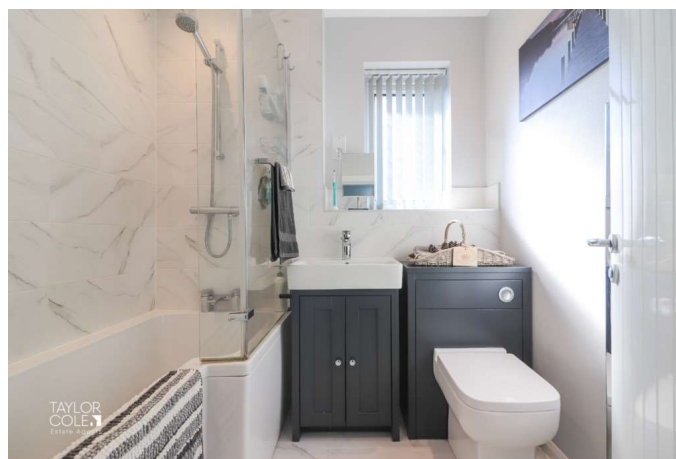
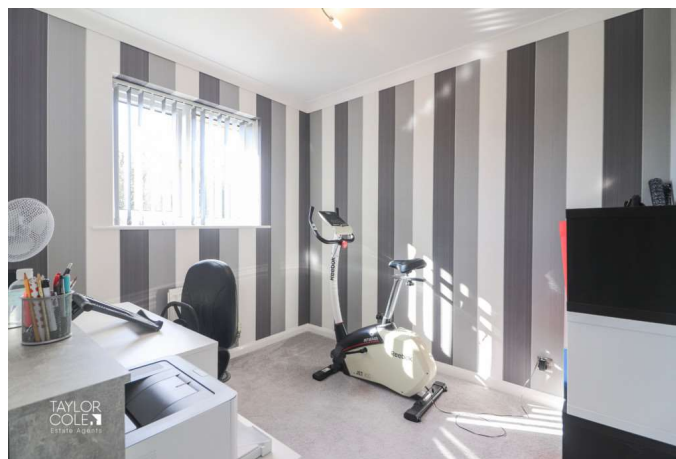
9' 3" x 9' 1" (2.83m x 2.78m)

#### BEDROOM THREE

11' 1" x 8' 6" (3.39m x 2.61m)

#### BEDROOM FOUR

9' 1" x 7' 8" (2.78m x 2.36m)



BATHROOM  
6' 9" x 5' 5" (2.07m x 1.66m)

OUTSIDE

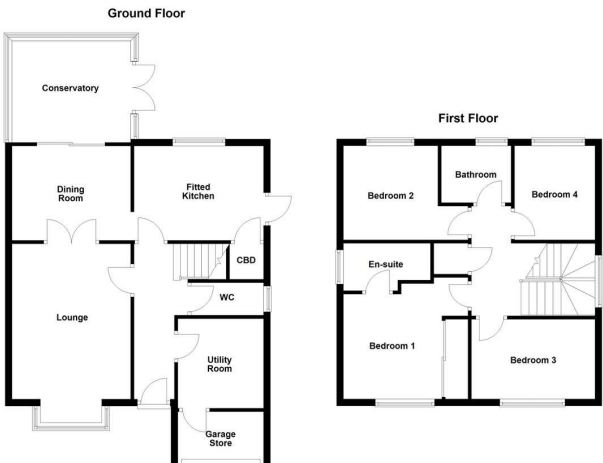
REAR GARDEN  
Externally, the rear garden continues the home's private and tranquil appeal, boasting a superb composition of multiple slab-paved patio areas, neatly shaped lawns, and mature flowerbeds that elegantly adorn the borders. Secure timber fencing outlines the perimeter, ensuring a peaceful and enclosed outdoor retreat.



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		83 B
69-80	C	69 C	
55-68	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