



Madrona

Amington, Tamworth, , B77 4EJ

Offers In Excess Of £225,000



# Property Features

- Immaculate fully refurbished home finished to an exceptional standard throughout
- Three spacious double bedrooms, ideal for families or home office use
- Offered fully furnished, providing a true turnkey, move-in-ready opportunity
- Modern open-plan kitchen/dining area
- Bright and stylish lounge, perfect for relaxing or entertaining guests
- Contemporary family bathroom and convenient ground-floor guest cloakroom
- Double driveway and integral garage, offering ample parking and storage
- No-Chain
- Desirable residential location close to schools, amenities, and transport links
- Option to purchase fully furnished

## Full Description

Immaculate Fully Refurbished Home with Three Double Bedrooms, Double Driveway, Garage, No Onward Chain and can be offered Fully Furnished.

This stunning property has been fully refurbished to an exceptional standard, offering modern living throughout. Boasting three spacious double bedrooms, a double driveway, and a garage. Perfectly suited for first-time buyers, families, or discerning buyers seeking a move-in-ready home.

### GROUND FLOOR

Upon entering, you are welcomed into a bright and inviting hallway, which sets the tone for the rest of the home. From here, you'll find access to a modern lounge-a perfect space for relaxing-and a stunning kitchen diner, designed for both everyday living and entertaining.

### LIVING ROOM

14' 61" x 11' 49" (5.82m x 4.6m)

### OPEN KITCHEN / DINING AREA

17' 85" x 11' 24" (7.34m x 3.96m)

The kitchen features high-quality cabinetry, sleek worktops, and a full range of appliances, offering both style and functionality. Contemporary lighting and premium finishes give the space a sophisticated feel, while ample storage and workspace make it practical.

The open-plan layout extends effortlessly into a generous dining area, with space for a large table and direct access to the garden, making it ideal for hosting guests or enjoying family meals.



#### GUEST CLOAKROOM

4' 70" x 2' 45" (3m x 1.75m)

#### FIRST FLOOR

Upstairs, all three bedrooms are substantial doubles, providing flexible accommodation and comfort for a growing family or working from home. The stylish family bathroom has been fitted with contemporary fixtures and finishes, completing the home's high-spec interior.

#### BEDROOM ONE

11' 00" x 12' 77" (3.35m x 5.61m)



#### BEDROOM TWO

13' 42" x 9' 07" (5.03m x 2.92m)

#### BEDROOM THREE

14' 15" x 8' 51" (4.65m x 3.73m)

#### FAMILY BATHROOM

6' 58" x 6' 63" (3.3m x 3.43m)



#### EXTERNAL

Externally, the property benefits from its end-terrace position, offering additional privacy and outdoor space, including a well-maintained garden. A double driveway provides ample off-road parking, while the garage offers excellent storage or further potential for use as a workshop or home gym.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### 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.



#### VIEWING

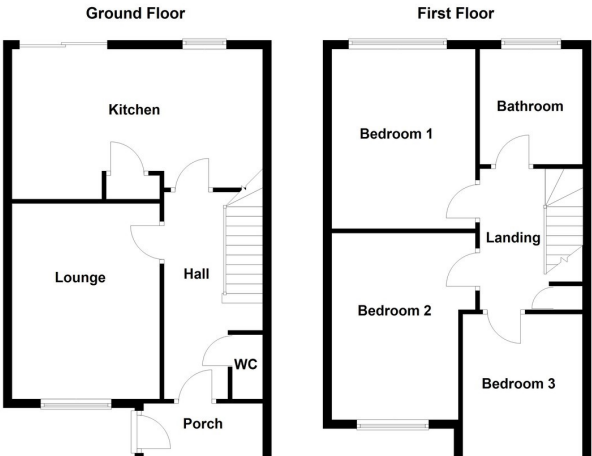
By prior appointment with Taylor Cole Estate Agents on the contact number provided.

#### OPTION TO PURCHASE FULLY FURNISHED

The seller has advised that they are open to the option of selling the house inclusive of majority of the furniture and



items. This is subject to separate negotiations and sellers discretion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 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