



Tamworth Road
Amington, Tamworth, , B77 3BU

£329,950

Property Features

- Extended three-bedroom semi-detached home in a sought-after residential location
- Stunning open-plan kitchen/dining/family room with skylights and sliding doors to the garden
- Separate lounge with bay window, ideal for cosy evenings
- Modern kitchen featuring integrated appliances and breakfast bar
- Stylish family bathroom with freestanding bath and walk-in shower
- Downstairs WC and under-stair storage cupboard for added convenience
- Two spacious double bedrooms with fitted wardrobes plus a versatile third bedroom
- Landscaped rear garden with patio, lawn and mature borders
- Large outbuilding, perfect for use as a home office, gym or studio
- Ample off-road parking with private driveway and attractive front aspect

Full Description

This beautifully presented three-bedroom semi-detached home offers modern open-plan living with stylish interiors throughout. Ideally located in a desirable residential area, the property features an extended kitchen/dining/family space, a separate lounge, and a landscaped garden with versatile outbuildings, perfect for entertaining or home working.

THE FORE

To the front of the property is a spacious driveway providing ample off-road parking. The home benefits from an attractive facade with a bay window and a covered porch entrance.

GROUND FLOOR

Upon entering the porch, you are welcomed into the entrance hallway which provides access to the lounge and the open-plan kitchen/dining/family room at the rear. The lounge features a large bay window and a stylish yet cosy setting. The extended kitchen/dining/family room is the heart of the home, showcasing contemporary cabinetry, integrated appliances, a breakfast bar, and ample dining space beneath roof windows and sliding doors leading to the garden. A downstairs WC and under-stair cupboard complete the ground floor layout.

GARDEN ROOM

13' 4" x 11' 1" (4.06m x 3.38m)

LIVING ROOM

14' 1" x 10' 6" (4.29m x 3.2m)

OPEN ASPECT KITCHEN / DINING / FAMILY ROOM

KITCHEN

9' 3" x 9' 7" (2.82m x 2.92m)



DINING AREA

6' 1" x 8' 9" (1.85m x 2.67m)

FAMILY AREA

11' 5" x 13' 2" (3.48m x 4.01m)

GUEST CLOAKROOM & LAUNDRY ROOM

7' 4" x 2' 8" (2.24m x 0.81m)

FIRST FLOOR

Upstairs offers three bedrooms, including two doubles and a well-sized single. Bedroom 1 benefits from a bay window and fitted storage, while Bedroom 2 also includes built-in wardrobes. Bedroom 3 is ideal as a nursery, office, or single bedroom. The modern family bathroom features a freestanding bath and a walk-in shower, finished with sleek contemporary touches. Providing additional storage, includes a loft hatch with folding ladders which provides easy access to a fully powered and well-lit loft space.

BEDROOM ONE

14' 3" x 9' 4" (4.34m x 2.84m)

BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m)

BEDROOM THREE

5' 9" x 9' 0" (1.75m x 2.74m)

FAMILY BATHROOM

7' 6" x 5' 8" (2.29m x 1.73m)

THE REAR

The rear garden is thoughtfully landscaped with a spacious patio, lawn, and mature borders. A large outbuilding offers fantastic additional space for a home office, gym, or entertaining area, and there are also two storage sheds located in the rear garden. The garden is fully enclosed and ideal for both family living and social occasions.

ANTI MOENY 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.

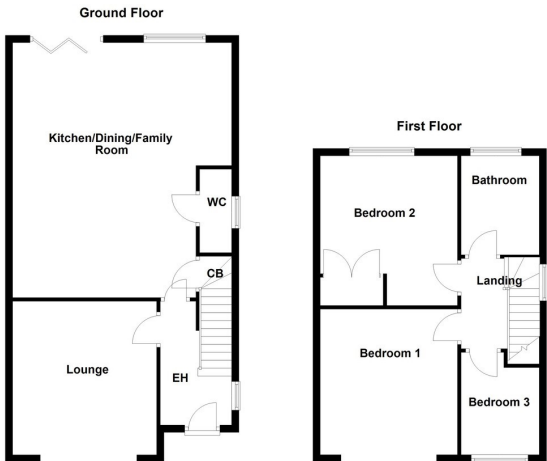
TENURE



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