



Croft Close

Elford, Tamworth, , B79 9BU

£499,950

Property Features

- Spacious four-bedroom detached family home in a sought-after residential location.
- Attractive frontage with double driveway and integral garage.
- Generous living room with feature fireplace and adjoining conservatory.
- Modern fitted kitchen with separate pantry and versatile family room.
- Dedicated study, ideal for home working or as a playroom.
- Principal bedroom with dressing room and en-suite bathroom.
- Three further well-proportioned bedrooms served by a family bathroom.
- Large private rear garden with patio, lawn, and mature trees.
- Ample storage throughout including wardrobe space and internal garage access.
- Perfect balance of practical family living and entertaining space.

Full Description

This attractive family home offers a spacious and versatile layout set across two floors, combining modern living with comfort and practicality. Situated in a desirable residential area, the property boasts ample parking, generous living accommodation, and a beautifully maintained rear garden, making it ideal for family life and entertaining.

THE FORE

The front of the property features a welcoming approach with a double driveway and integral garage, providing plenty of parking space. The red brick facade, bay windows, and tidy frontage create a smart and inviting first impression.

GROUND FLOOR

On the ground floor, the entrance hall leads into a bright and spacious living room with a feature fireplace, which flows through to the conservatory overlooking the garden. The kitchen sits at the heart of the home, fitted with modern units and complemented by a useful pantry. Adjoining the kitchen is a versatile family room with direct access to the garden, while a separate study provides a quiet space for home working. Completing the ground floor is a WC and internal access to the garage.

OPEN PLAN LIVING/DINING ROOM

14' 1" x 21' 9" (4.29m x 6.63m)

OFFICE

13' 4" x 5' 8" (4.06m x 1.73m)

KITCHEN/BREAKFAST ROOM

12' 3" x 11' 7" (3.73m x 3.53m)

In total

FAMILY ROOM



12' 4" x 9' 4" (3.76m x 2.84m)

WC

3' 1" x 4' 6" (0.94m x 1.37m)

FIRST FLOOR

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from a dedicated dressing room and en-suite, creating a private retreat. The additional bedrooms are served by a modern family bathroom and a separate wardrobe/storage area off the landing, ensuring plenty of storage throughout.

BEDROOM ONE

15' x 10' 7" (4.57m x 3.23m)

BEDROOM ONE EN-SUITE

5' 6" x 6' 5" (1.68m x 1.96m)

BEDROOM ONE DRESSING ROOM

6' 5" x 4' 6" (1.96m x 1.37m)

BEDROOM TWO

14' 7" x 9' 2" (4.44m x 2.79m)

BEDROOM THREE

9' 1" x 14' 7" (2.77m x 4.44m)

BEDROOM FOUR

8' x 11' (2.44m x 3.35m)

BATHROOM

7' 8" x 7' 5" (2.34m x 2.26m)

THE REAR

To the rear, the property enjoys a large enclosed garden with a paved patio, perfect for outdoor dining and relaxation. The garden extends to a generous lawn bordered by mature trees and shrubs, offering privacy and a safe space for children to play.

CONSERVATORY

10' 1" x 10' 3" (3.07m x 3.12m)

GARAGE

13' 5" x 8' 5" (4.09m x 2.57m)

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		
69-80	C		78 C
55-68	D	55 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