



Orton Road,
Warton, Tamworth, B79 0HT

£459,950

Property Features

- Beautifully Presented Family Home
- Detached
- Immaculate Throughout
- Spacious Hallway
- Open Plan Kitchen/Diner
- Contemporary Family Bathroom
- Generously Sized Bedrooms
- Solar Panels
- Landscaped Garden
- Freehold

Full Description

Nestled within the peaceful village of Warton on the desirable Orton Road, this exceptional four bedroom detached family home combines contemporary design with practical living. Boasting spacious interiors, quality finishes, and an immaculate presentation throughout, this property is perfect for those seeking a stylish yet comfortable family home within easy reach of Tamworth, local amenities, and countryside walks. The home has been thoughtfully designed to provide a seamless balance of open-plan living, private retreat spaces, and outdoor enjoyment.

THE FORE

The property commands an attractive position with excellent kerb appeal, featuring a red brick exterior complemented by modern window fittings and a welcoming front pathway leading to the entrance door. A neatly maintained front lawn and block paved driveway offer ample parking, while the detached garage provides additional space for vehicles or storage. The frontage reflects the home's refined style and sets the scene for what awaits inside.

GROUND FLOOR

Upon entering, you are greeted by a bright and airy entrance hall with stairs rising to the first floor and access to the principal reception areas. The beautifully designed open plan kitchen and dining area sits to the rear of the home and forms the true heart of the property. This superb space features sleek cabinetry, integrated appliances, a large central island, and generous dining space. Ideal for both family meals and entertaining guests. Bi-fold or French doors open directly onto the rear garden patio, flooding the room with natural light and offering a perfect flow between indoor and outdoor living.



Adjacent to the kitchen, a practical utility room provides additional storage and laundry facilities, with direct access to the garden. The ground floor also benefits from a conveniently located WC.

To the front, the elegant living room offers a warm and inviting space to unwind, with dual aspect windows ensuring a light and spacious feel. Tasteful décor and quality finishes create a refined yet homely atmosphere throughout.

LIVING ROOM

11' 2" x 19' 6" (3.4m x 5.94m)

OPEN PLAN DINING ROOM/KITCHEN

14' 4" x 19' 6" (4.37m x 5.94m)

UTILITY ROOM

5' 1" x 6' 4" (1.55m x 1.93m)

WC

3' 1" x 6' 3" (0.94m x 1.91m)

FIRST FLOOR

Upstairs, the generous landing leads to four well-proportioned bedrooms, each thoughtfully decorated and filled with natural light. The impressive principal bedroom benefits from a private en suite shower room, complete with modern fittings and stylish tiling. The remaining bedrooms provide ample versatility. Ideal for children, guests, or a home office setup. The family bathroom is finished to a high standard, featuring a bath with overhead shower, vanity washbasin, and neutral contemporary tiling. The landing also includes an airing cupboard for convenient storage.

BEDROOM ONE

9' 6" x 14' 7" (2.9m x 4.44m)

BEDROOM ONE EN-SUITE

5' 2" x 6' 7" (1.57m x 2.01m)

BEDROOM TWO

11' x 9' 7" (3.35m x 2.92m)

BEDROOM THREE

9' 6" x 9' 2" (2.9m x 2.79m)

BEDROOM FOUR

7' 8" x 7' 7" (2.34m x 2.31m)



BATHROOM
6' 6" x 5' 2" (1.98m x 1.57m)

THE REAR
The rear garden offers an attractive and private outdoor space, perfect for relaxation and entertaining. A large patio area provides the ideal setting for summer dining and barbecues, overlooking a neatly maintained lawn surrounded by secure fencing and mature planting. There is side access to the front and a detached garage offering further flexibility for storage, workshop use, or parking. The garden has been beautifully maintained to create a calm and welcoming environment for family life.

GARAGE
9' 8" x 19' 9" (2.95m x 6.02m)

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	97 A	97 A
81-91	B		
69-80	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