



The Hills

Warton, Tamworth, B79 0JF

(Offers Over) £475,000

Property Features

- Immaculately presented four-bedroom detached family home in the popular village of Warton.
- Situated in a quiet residential area, offering a peaceful and family-friendly setting
- Spacious lounge with French doors opening onto the rear garden.
- Impressive open-plan kitchen and dining area with modern units
- Separate utility room and ground-floor cloakroom/WC for added convenience
- Principal bedroom with en-suite and built-in wardrobes for excellent storage
- Three further well-proportioned bedrooms, ideal for family living or a home office setup
- Modern family bathroom featuring a contemporary white suite and quality finishes
- Beautifully landscaped rear garden with patio and lawn, ideal for outdoor dining and play
- Driveway and garage providing ample off-road parking

Full Description

Situated in the sought-after village which is a private site of only 28 homes of Warton, near Tamworth, this beautifully presented four bedroom detached family home offers generous living space, modern decor, and a peaceful village setting. Perfect for families, the property combines contemporary design with practicality and is within easy reach of local amenities, schools, and commuter routes.

THE FORE

Set within a quiet residential area, the property features an attractive brick facade with a well-maintained front garden and a block-paved driveway providing ample off-road parking and access to the garage. The overall presentation gives a welcoming first impression.

GROUND FLOOR

The entrance hall leads into a spacious lounge with dual-aspect windows and French doors opening to the rear garden, flooding the room with natural light. The modern kitchen and dining area provide an impressive open-plan family space with sleek fitted units, integrated appliances, and room for a dining table, perfect for entertaining. A separate utility room and cloakroom/WC add practicality and convenience.

LIVING ROOM

14' 1" x 20' 3" (4.29m x 6.17m)

WC

5' 9" x 3' 6" (1.75m x 1.07m)

OPEN PLAN KITCHEN/DINING ROOM

20' 3" x 11' 2" (6.17m x 3.4m)

UTILITY ROOM



6' 7" x 6' 6" (2.01m x 1.98m)

FIRST FLOOR

Upstairs, a bright landing connects to four well-proportioned bedrooms. The primary bedroom features built-in wardrobes and a stylish en-suite shower room. The remaining bedrooms offer flexibility for family use, guests, or home working, all served by a modern family bathroom with a contemporary suite and tiling.

BEDROOM ONE

14' 3" x 9' 7" (4.34m x 2.92m)

BEDROOM ONE-EN-SUITE

6' 7" x 6' 1" (2.01m x 1.85m)

BEDROOM TWO

10' 1" x 9' (3.07m x 2.74m)

BEDROOM THREE

11' 4" x 8' (3.45m x 2.44m)

BEDROOM FOUR

8' 6" x 7' 7" (2.59m x 2.31m)

BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m)

THE REAR

To the rear, the property boasts a beautifully landscaped garden with a patio seating area, neat lawn, and decorative planting - perfect for outdoor dining or relaxation. The garden is fully enclosed, with garage access, offering privacy and security, ideal for children and pets.

GARAGE

17' 9" x 10' 5" (5.41m x 3.18m)

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.

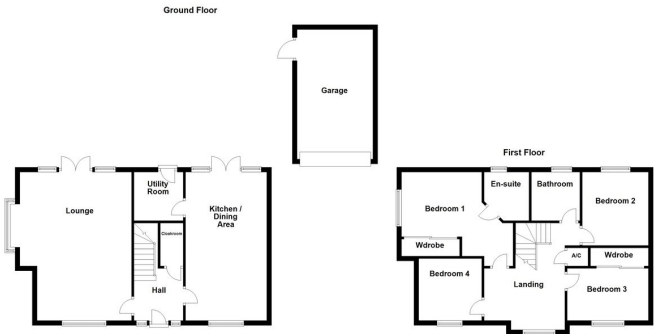
TENURE

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		93 A
81-91	B	84 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