



Selker Drive

Amington, Tamworth, B77 3QT

Offers In Region Of £410,000

Property Features

- Four bedroom detached family home
- Multiple reception rooms offering flexible living space
- Conservatory providing additional living and garden access
- Newly fitted kitchen with adjoining utility room
- Ground floor WC
- Principal bedroom with en suite shower room
- Family bathroom serving remaining bedrooms
- Private rear garden with patio and lawn
- Off road parking for four or more cars
- Popular residential location suitable for families

Full Description

A spacious and well presented detached family home offering generous and flexible accommodation across two floors. The property features multiple reception spaces, a modern kitchen, four/five bedrooms including a principal bedroom which is larger than average, with a recently new fitted en suite, and a well maintained rear garden, making it ideal for growing families.

to add to this stunning five bedroom home, all double glazing window and doors were replaced with extra thick glass in 2023, with lots of newly refitted rooms such as the main bathroom, utility and downstairs cloakroom

THE FORE

The property is set back from the road with a smart frontage and driveway providing off road parking. An inviting entrance leads into a welcoming hallway which gives access to the main living areas.

GROUND FLOOR

The ground floor comprises a bright entrance hallway giving access to a comfortable living room positioned to the front of the property. To the rear is a separate dining room with double doors opening into the conservatory, providing a pleasant connection between indoor and outdoor living. The recently fitted modern kitchen sits adjacent to the dining room with all new appliances and a deluxe range cooker, and leads through to a useful utility room and ground floor WC. A further reception room currently used as a snug or fifth bedroom offers excellent flexibility for home working or guest accommodation.

LIVING ROOM

13' 9" x 10' 4" (4.19m x 3.15m)



DINING ROOM

9' 9" x 9' 9" (2.97m x 2.97m)

KITCHEN

10' x 9' 9" (3.05m x 2.97m)

UTILITY ROOM

7' 2" x 5' (2.18m x 1.52m)

WC

5' x 3' (1.52m x 0.91m)

CONSERVATORY

12' 8" x 11' (3.86m x 3.35m)

CLOAKROOM

7' 9" x 3' 9" (2.36m x 1.14m)

BEDROOM FIVE/SNUG

12' 4" x 7' 6" (3.76m x 2.29m)

FIRST FLOOR

The first floor hosts four well proportioned bedrooms, including a generous principal bedroom with fitted wardrobe area and en suite shower room. The remaining bedrooms are served by a new modern family bathroom, with additional built in storage available off the landing. Bedroom 3 and 4 are conjoined but there is the potential to make them their own individual rooms

BEDROOM ONE

12' 3" x 11' 3" (3.73m x 3.43m)

BEDROOM ONE EN-SUITE

7' 2" x 6' 7" (2.18m x 2.01m)

BEDROOM TWO

10' 4" x 8' 8" (3.15m x 2.64m)

BATHROOM

6' 6" x 5' 8" (1.98m x 1.73m)

BEDROOM THREE

9' 9" x 6' 9" (2.97m x 2.06m)

BEDROOM FOUR

7' 8" x 6' 9" (2.34m x 2.06m)

THE REAR



To the rear is a private and well maintained garden offering a combination of patio seating and lawned areas, ideal for outdoor entertaining, family use, or relaxing. The garden also benefits from mature planting and garden storage.

ANTI MONEY LAUNDRERING

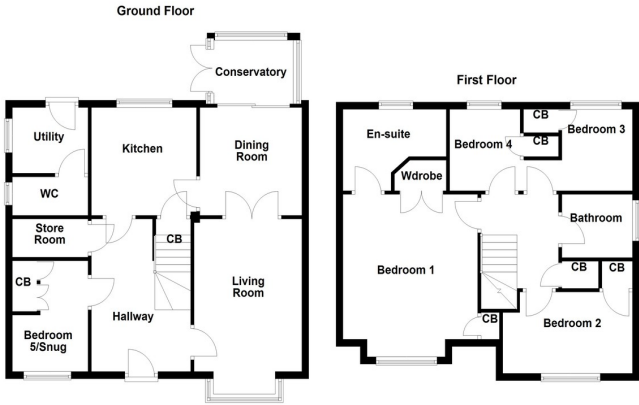
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 B
69-80	C		
55-68	D	67 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