



TAYLOR  
COLE  
Estate Agents



**Durlston Close**  
Amington, Tamworth, B77 3QG

**£394,950**

# Property Features

- Detached family home
- Four bedrooms including en suite to main bedroom
- Spacious open plan kitchen and dining area
- Conservatory overlooking the rear garden
- Separate living room
- Utility room and ground floor WC
- Garage with driveway parking
- Modern family bathroom
- Generous rear garden
- Popular residential location



## Full Description

This impressive and well presented detached family home offers generous and versatile accommodation arranged over two floors. The property features four bedrooms, multiple reception spaces, a modern open plan kitchen diner, and a conservatory, making it ideal for family living and entertaining. Positioned within a popular residential development, the home also benefits from a garage, driveway parking with shared access and spacious rear garden

### THE FORE

To the front, the property presents an attractive facade with a welcoming porch entrance. A private driveway (with shared access alongside next door) provides off road parking and leads to the garage store. The home sits comfortably within the street scene, with neighbouring properties set back to create a pleasant residential outlook.

### GROUND FLOOR

The ground floor opens into an entrance hall with access to the main living areas and staircase to the first floor. A spacious living room provides a comfortable and relaxing space, while the standout open plan kitchen and dining area offers ample worktop space, modern units, and room for a family dining table. From here, doors lead into the conservatory which enjoys views over the garden and provides an additional reception area. Also on this level is a useful utility room and a ground floor WC.

### LIVING ROOM

16' 1" x 15' 7" (4.9m x 4.75m)



## WC

6' 7" x 3' 4" (2.01m x 1.02m)

## OPEN PLAN KITCHEN/DINER

24' 1" x 10' (7.34m x 3.05m)

## CONSERVATORY

9' 5" x 9' 1" (2.87m x 2.77m)

## FIRST FLOOR

Upstairs, the landing leads to four well proportioned bedrooms. The principal bedroom benefits from fitted storage and a private en suite shower room. The remaining bedrooms are versatile and suitable for family members, guests, or home office use. A modern family bathroom serves the other bedrooms and completes the first floor accommodation.

## BEDROOM ONE

16' 9" x 8' 2" (5.11m x 2.49m)

## BEDROOM ONE EN-SUITE

6' 9" x 3' 9" (2.06m x 1.14m)

## BEDROOM TWO

10' 1" x 9' 5" (3.07m x 2.87m)

## BEDROOM THREE

11' 1" x 8' 1" (3.38m x 2.46m)

## BEDROOM FOUR

9' 5" x 6' 6" (2.87m x 1.98m)

## BATHROOM

6' 7" x 6' 5" (2.01m x 1.96m)

## THE REAR

To the rear, the property enjoys a generous garden that is mainly laid to lawn, offering plenty of space for outdoor seating, play, and entertaining. The garden provides a pleasant outlook and a good level of privacy, with direct access from the conservatory making it ideal for indoor and outdoor living.

## GARAGE STORE

9' 6" x 7' 8" (2.9m x 2.34m)

## 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

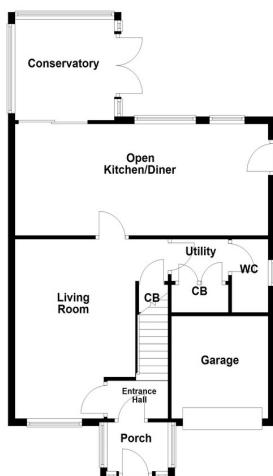
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

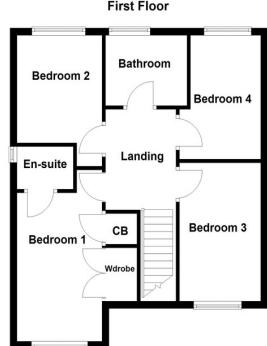
By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		