



Ash Lane, No Man's Heath



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OIRO £580,000



Key Features

- Spacious Executive Four Bedroom Detached
- Over 2,400Sqft of Living Space
- Four Reception Rooms + Generous Study
- Modern Decoration Throughout
- Four Bedrooms | Four En-Suites
- Utility | Boot Room | Cloakroom/W.C.
- EPC rating D
- Freehold





Nestled in the charming hamlet of No Mans Heath, just on the outskirts of Newton Regis, is this exquisite executive four-bedroom detached home. Remodelled to a modern contemporary finish, this property exudes sophistication and style. Offering deceptively spacious living areas, including four reception rooms, this home is perfect for those who crave versatility.



As you step inside, you'll immediately be greeted by an abundance of natural light, thanks to the kitchen roof lantern and indoor-outdoor flow. Spread over an impressive 2,400sqft, this home boasts a well-designed layout that maximizes space. The attention to detail is evident throughout, with features such as air conditioning and a feature wood-burning stove.



Upstairs, you'll find four double bedrooms, each offering a haven of comfort. Bedrooms one and two come complete with fitted storage, ensuring a clutter-free environment. All bedrooms are fitted with stylish en-suites, including air conditioning for ultimate relaxation.

The heart of this home lies in the modern fitted living kitchen. Boasting a range of appliances, including a double fridge freezer and dishwasher, as well as a five-ring freestanding oven, this kitchen is a chef's delight. The quartz worktops and generous breakfast bar area provide ample space for meal preparation and

entertaining. The bi-folding doors seamlessly connect the indoor and outdoor spaces, perfect for hosting gatherings. Additionally, there is a separate dining room, a utility room for additional appliances, a two-piece cloakroom/w.c., a generous boot room with fully fitted storage, and a good-sized study with ample workstation space.

Outside, a secure gated driveway leads to the property, ensuring privacy and security. The landscaped grounds boast a raised lawn area with mature shrubs and trees, creating a tranquil oasis. The rear garden is mainly laid to lawn, with an extensive paved patio area for outdoor entertaining. There are also two external garden sheds, a bin and wood store, and off-road parking for at least five cars.

Situated in a sought-after location, this home is a stone's throw away from Four Counties Spice. With quick and convenient access to the Midlands Motorway Network, commuting is a breeze. Tamworth, with its comprehensive shopping facilities and mainline railway station direct to London Euston, is just a 13-minute commute away.

Don't miss out on the opportunity to own this exceptional home. Contact our team today to secure your private viewing.



ACCOMMODATION

ENTRANCE HALLWAY

SPACIOUS LOUNGE 6.05 x 6.00

CONSERVATORY 3.65 x 3.32

DINING ROOM 3.86 x 3.56

STYLISH KITCHEN 4.68 x 2.81

KITCHEN LIVING AREA 4.72 x 3.86

UTILITY ROOM 2.97 x 1.85

CLOAKROOM/W.C. 1.36 x 1.35

BOOT ROOM 4.03 x 1.79

STUDY 3.43 x 2.57

FIRST FLOOR ACCOMMODATION

BEDROOM ONE 6.06 x 3.55

EN-SUITE BATHROOM ROOM 2.46 x 1.66

BEDROOM TWO 5.46 x 3.05

EN-SUITE SHOWER ROOM 1.76 x 1.65

BEDROOM THREE 3.86 x 3.03



EN-SUITE SHOWER ROOM 2.35 x 1.44

BEDROOM FOUR 2.88 x 2.60

EN-SUITE SHOWER ROOM 2.72 x 1.01

HOW TO GET THERE:-

Postcode for sat navs: B79 0PD

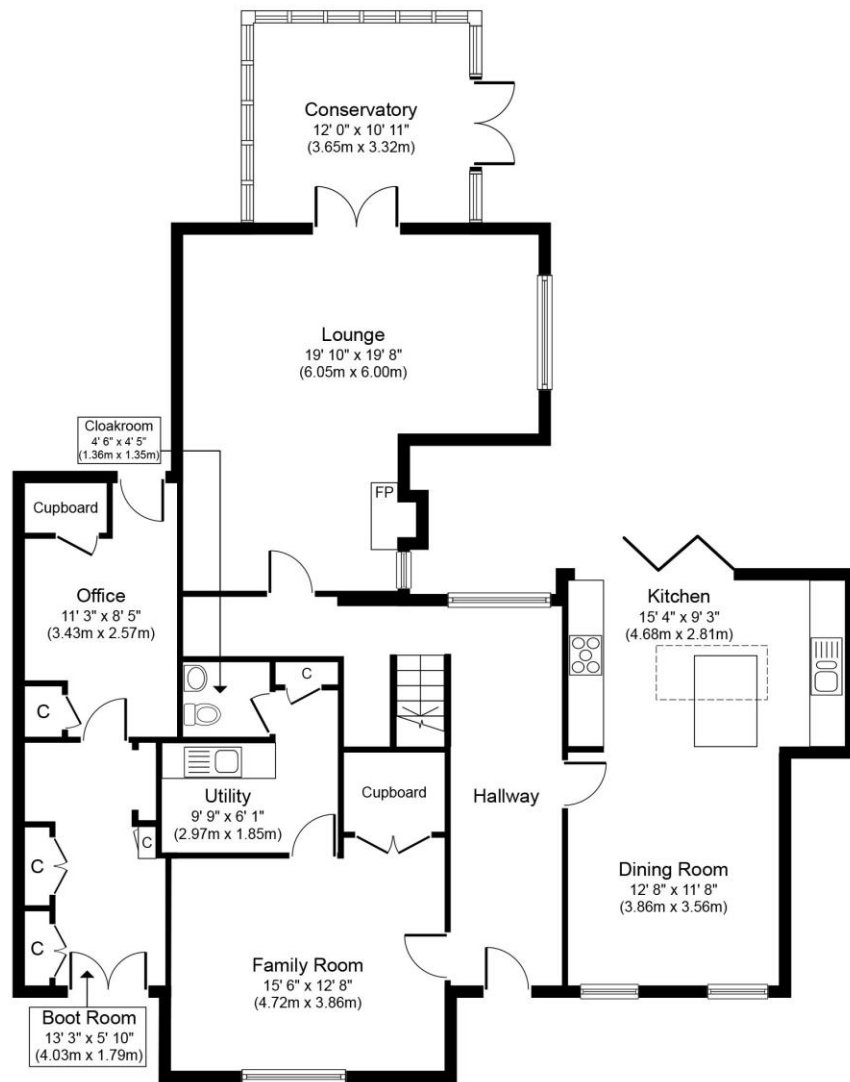
COUNCIL TAX BAND:-

The property is believed to be in council tax band: E

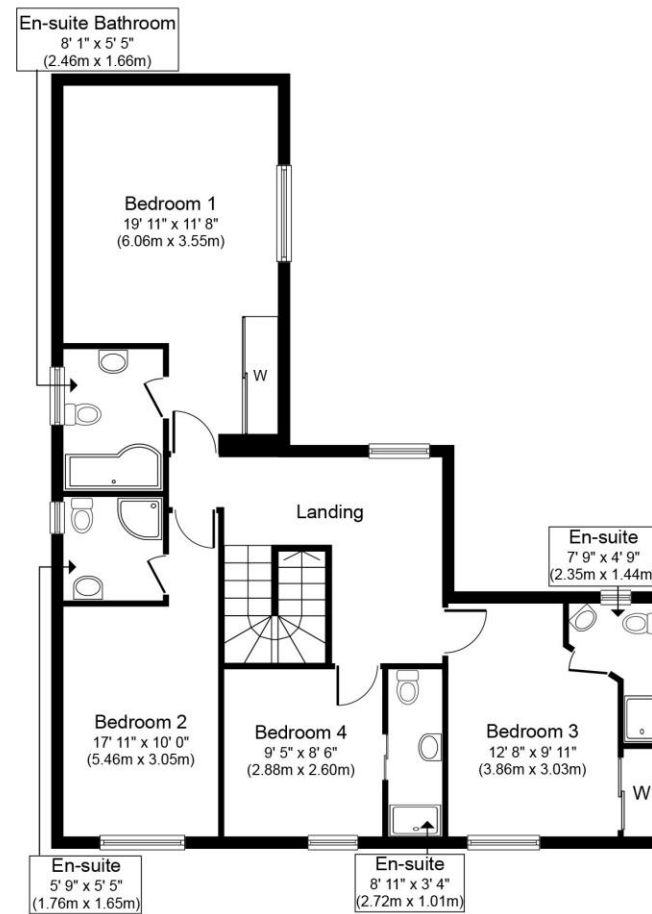
PLEASE NOTE:-

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.






Ground Floor
Approximate Floor Area
1,551 sq. ft.
(144.2 sq. m.)



First Floor
Approximate Floor Area
883 sq. ft.
(82.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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