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10 Manor Lane, Harlaston, Tamworth, B79 9JS

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Offers Over £695,000

HUNTERS of TAMWORTH are proudly presenting this FIVE BEDROOM EXTENDED DETACHED family home in the popular village location of HARLASTON. Boasting a gated entrance, large driveway, bespoke designed and fitted to a high standard, this spacious family home is not one to be missed!

In brief the property comprises; entrance hall, lounge, family room, open plan kitchen/sitting/dining area, utility and downstairs shower room. On the second floor you will find a breath taking master bedroom with dressing room and en-suite, second bedroom with additional en-suite, three further double bedrooms and family bathroom.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!

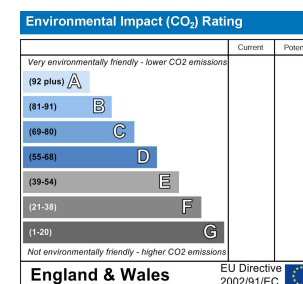
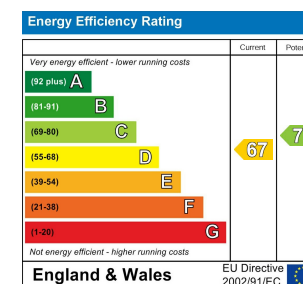


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Frontage

Gated entrance, large gravelled driveway, parking for multiple vehicles.

Entrance Hallway

Double glazed floor to ceiling, composite front door, tiled walls and wood effect tile flooring.

Family Room

20'4 x 13'10
Carpeted flooring, double glazed bay window to front, double glazed window to side, downlights, suspended ceiling reveal with inset LED lighting, radiator, power points and oak staircase to first floor.

Living Room

29'2" x 14'6"
Oak flooring, exposed brick wall, multi fuel burner, log store, double glazed door, ceiling lights, power points and radiator.

Kitchen

15'6 x 20'8
Tiled flooring, open plan kitchen with a range of wall and base units, plumbing for dishwasher, built in double oven and hob, wine cooler, quartz work tops with matching up-stands, ceiling lights, power points, downlights and double glazed windows to front and side.

Sitting Area

8'3 x 12'9
Bi-fold doors to garden, double glazed window to side, tiled flooring, wall mounted TV connection point, radiator, downlights and power points.

Dining Area

14 x 16'6
Tiled flooring, double glazed sliding doors to garden, door to lounge, power points, radiator and downlights.

Utility Room

6'9 x 4'9
Wood effect flooring, wall and base units, plumbing for washing machine, ceiling light, power points, double glazed window to side and radiator.

Shower Room

5'11 x 6'3
Wood effect flooring, double glazed window to rear, low flush WC, hand wash basin with hot and cold mixer tap, walk in shower, tiled walls, radiator and downlights.

Principal Bedroom

16'6 x 6'4
Carpeted flooring, built in wardrobes, double glazed sliding doors to balcony, downlights, radiator and power points.

Dressing Area

13'4 x 8'10
Carpeted flooring, matching fitted wardrobes to principal bedroom, two double glazed windows to front, ceiling light, power points, radiator and loft hatch.

En-Suite

8'10 x 8'7
Tiled flooring, close coupled WC, walk in shower with halo waterfall showerhead and detachable hose, wall mounted hand wash basin with hot and cold mixer tap, free standing bath with hot and cold mixer tap and detachable shower hose, heated towel rail, extractor fan, double glazed window to rear, vanity mirror with inset lighting and Bluetooth audio speaker.

Bedroom Two

10'8 x 13'6
Tiled flooring, double glazed sliding doors to balcony, ceiling light, radiator and power points.

En-Suite

8'10 x 5'3
Marble tiled flooring, wall mounted hand wash basin with hot and cold mixer tap, close coupled WC, walk in shower, double glazed window to rear, ceiling light, extractor fan and radiator.

Bedroom Three

10'10 x 11'4
Carpeted flooring, double glazed window to front, ceiling light, radiator and power points.

Bedroom Four

10'4 x 11'4
Carpeted flooring, double glazed window to front, ceiling light, radiator and power points.

Bedroom Five

15'6" x 14'6"
Family Bathroom
11'3 x 7'3
Tiled walls, tiled flooring, free standing bath with hot and cold mixer tap with detachable hose, walk in corner shower, close coupled WC, hand wash basin, inset mirror with courtesy lighting, ceiling light and radiator.

Double Garage

Automatic roller shutter doors, door to garden, ceiling light and power points.

Rear Garden

porcelain paved patio area, lawn area with an evergreen and shrubbery border, outdoor covered patio area with external sockets.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your home, Hunters can be used to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC