



Moor Lane, Amington, Tamworth

burchell
edwards

Moor Lane, Amington, Tamworth, B77 3AU

for sale offers over
£315,000



Property Description

This must-see home offers modern fixtures and fittings, contemporary decor and traditional cottages vibes, all with fantastic countryside views to the front of the home. Inside the main reception, you'll love the open plan layout with a centrally located feature fireplace that neatly separates the kitchen and dining areas. The space to lounge has been enlarged with a ground floor extension that enjoys a lantern roof and plenty of windows letting light in from the low maintenance yard to the rear.

There is also a separate space downstairs that was previously a wet room, and is now currently used as a play room, but would make an excellent home office or snug. To the side of the lounge is the gorgeous spiral staircase that spans all three floors. The first floor offers a large principal bedroom with amazing views and a lavish en suite bathroom. The second room is a good size with lots of fitted wardrobes.

A further double bedroom sits atop all on the second floor and features eaves storage and it's own en suite wet room. Outside, the low maintenance rear garden has a covered area ideal for entertaining and would make an excellent setting for a hot tub or bar.

Take a look inside with our virtual tour and call us today to book your appointment to view.

Approach

Block paved fore garden, side gated access to the rear of the property and composite door into:

Reception Porch

Double glazed window to side elevation.

Kitchen/ Dining/ Family Room

24' 3" x 23' 1" (7.39m x 7.04m)

Double glazed sash windows to front and side elevations, feature fireplace, a range of wall and base units with work surface over incorporating a sink, five ring gas hob, extractor hood, double oven, integrated fridge/freezer, dishwasher, wine cooler, spiral staircase and under floor heating.

Snug

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

Double glazed door to side elevation, under floor heating and loft access.

Sun/ Sitting Room

16' 4" max x 9' 2" (4.98m max x 2.79m)

Of UPVC double glazed construction incorporating double glazed door out to rear garden with integrated blinds and lantern window to ceiling.

Bedroom One

22' max into wardrobe x 11' 6" max (6.71m max into wardrobe x 3.51m max)

Two double glazed sash windows to front elevation, built in wardrobes and central heating radiator.

En-Suite

Double glazed window to side elevation, free standing bath , WC, wash hand basin and heated towel warmer.

Bedroom Two

11' 5" max x 12' max to wardrobe (3.48m max x 3.66m max to wardrobe)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Three

14' 3" max x 10' 1" plus eaves (4.34m max x 3.07m plus eaves)

Two double glazed Velux windows and eaves storage.

En-Suite Wet Room

Double glazed Velux window, eaves storage, mixer shower, low level flush WC and wash hand basin.

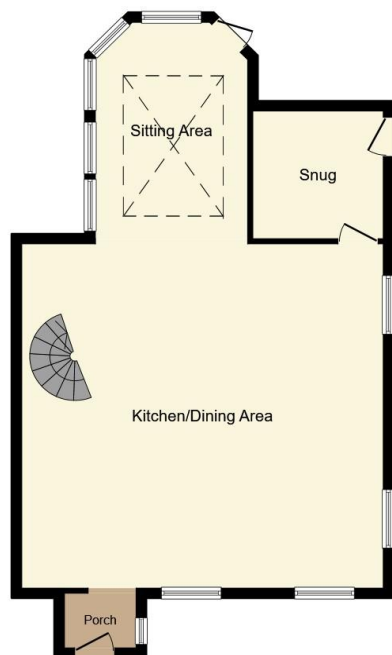
Garden

Block paved rear garden with fully covered entertainment area.

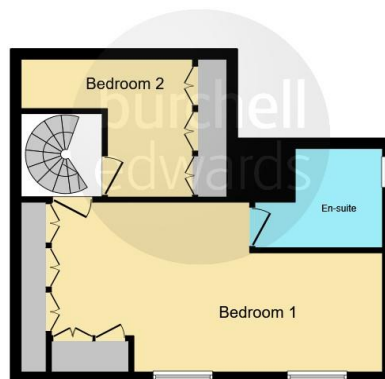




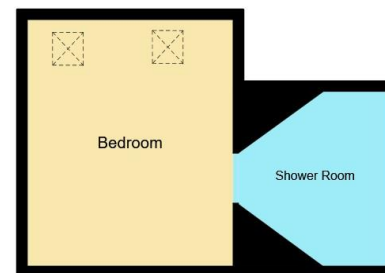




Ground Floor



First Floor



Annex

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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1 Bolebridge Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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