



The Laurels Ash Lane
No Mans Heath Tamworth



The Laurels Ash Lane No Mans Heath Tamworth B79 0PD

for sale offers over
£550,000



Property Description

This spacious detached home offers ample accommodation for a large family, and set in an idyllic village with excellent transport links - including Tamworth train station, with trains to London in just over an hour.

Set on a lane off Ashby Road, the property has a gated driveway with space for several cars. The home has a welcoming entrance hall, along with an additional access point that leads straight to what is currently a home office, but could easily serve as an additional bedroom on the ground floor as needed.

There are two main reception spaces, both of which are well proportioned, with the main lounge that sits in the garden being particularly spacious. The kitchen boasts an extension with a lantern roof and a large dining area. A utility room and guest W.C. complete the ground floor accommodation.

Upstairs, the galleried landing gives way to four bedrooms, each offering their own en suite. Many rooms also offer air conditioning and the fixtures and fittings are excellent throughout. Most importantly, the home looks and feels both welcoming and peaceful, providing an ideal retreat to host and entertain friends and family.

The village is highly accessible, as are the amenities in the nearby town of Tamworth. The home has a virtual tour we would highly recommend seeing to understand the scope of the property. Call us today for more information and to see inside.

Entrance Hallway

Double glazed window to rear elevation, central heating radiator and stairs to first floor accommodation.

Guest W.C

W.C and wash hand basin.

Lounge

19' 10" max x 19' 9" max (6.05m max x 6.02m max)
Double glazed window to side elevation, double glazed doors to conservatory, central heating radiator and log burner.

Dining Room

12' 9" x 11' 8" (3.89m x 3.56m)
Two double glazed windows to front elevation and air con unit.

Reception Room

14' 11" x 14' 6" max (4.55m x 4.42m max)
Double glazed window to front elevation, central heating radiator and air con unit.

Kitchen

15' 4" x 9' 2" (4.67m x 2.79m)
Double glazed sliding doors to garden, a range of wall and base units with granite work surface over incorporating a sink with drainer unit, integrated dishwasher, integrated double fridge freezer, space for electric range cooker and air con unit.

Utility Room

A range of wall and base units, sink with drainer unit, space and plumbing for washing machine.

Conservatory

12' 1" x 11' plus door recess (3.68m x 3.35m plus door recess)
Double glazed windows to rear and side elevations, double glazed French doors to garden.

Landing

Double glazed window to rear elevation and central heating radiator.

Bedroom One

14' 4" plus entryway x 11' 8" (4.37m plus entryway x 3.56m)

Double glazed window to side elevation, central heating radiator, fitted wardrobe and air con unit.

En-Suite

Double glazed window to side elevation, panelled bath, W.C, wash hand basin and heated towel rail.

Bedroom Two

12' 9" plus door entry x 10' (3.89m plus door entry x 3.05m)

Double glazed window to front elevation and air con unit.

En-Suite

Double glazed window to side elevation, walk in shower cubicle, W.C, wash hand basin and heated towel rail.

Bedroom Three

8' 7" x 9' 5" (2.62m x 2.87m)

Double glazed window to front elevation and air con unit.

En-Suite

Walk in shower, W.C and wash hand basin.

Bedroom Four

12' 8" max x 9' 4" max (3.86m max x 2.84m max)

Double glazed window to front elevation, central heating radiator and fitted wardrobe.

En-Suite

Walk in shower, W.C, wash hand basin and central heating radiator.

Side Entry

Double glazed door to front elevation and fitted storage.

Home Office

14' 11" x 9' 2" (4.55m x 2.79m)

Double glazed door to garden, central heating radiator, storage cupboard housing central heating boiler and air con unit.

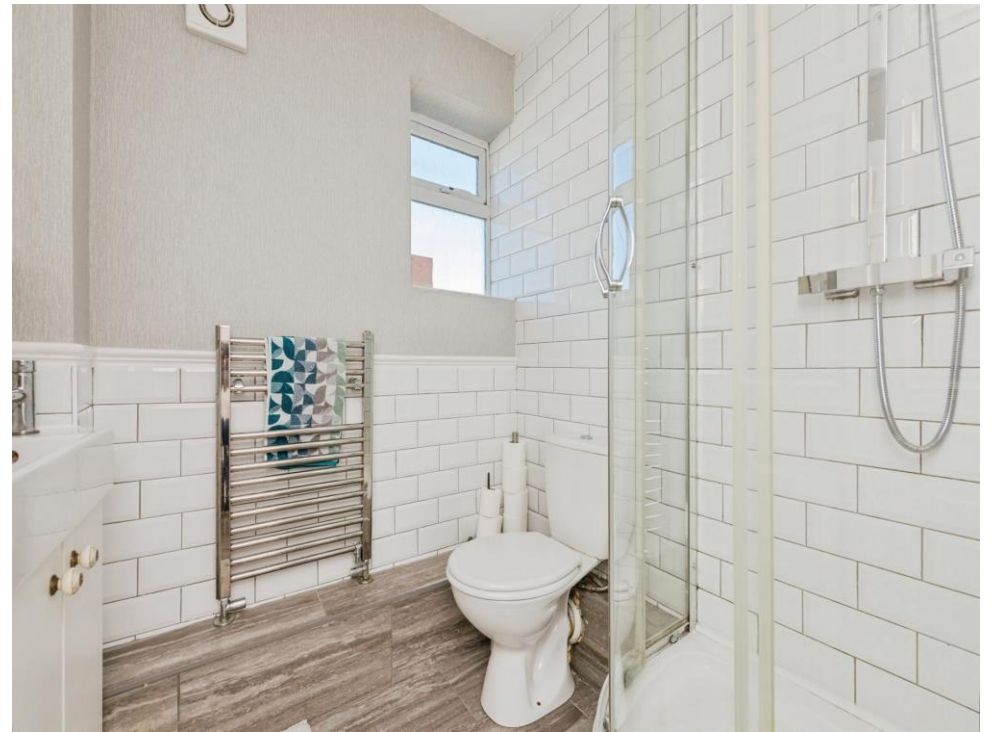
Front Garden

Ample off road parking behind electric gated entrance.

Rear Garden

Large lawned area, slabbed patio, separate gravel patio with pergola and fencing to all boundaries.









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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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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