



The Old Crossing Cottage, Tamworth Road, Amington,  
Tamworth



# The Old Crossing Cottage, Tamworth Road, Amington, Tamworth, B77 4AQ

for sale  
**£399,950**



## Property Description

Set on the cul de sac of Tamworth Road, this ideal location is private and well connected to the wider world. Offering ample accommodation including two large reception rooms, four bedrooms and a gorgeous kitchen- and more! Seeing is believing and we highly recommend an appointment to tour this gorgeous, unique family home.

## Entrance Porch

Door to front elevation and windows to side elevations.

## Entrance Hallway

Doors off to lounge and kitchen/ diner.

## Lounge

24' 2" max x 14' 1" max ( 7.37m max x 4.29m max )  
Two double glazed bay windows to front elevation, central heating radiator and feature fire place.

## Sitting Room

22' 8" plus door recess x 12' 1" max ( 6.91m plus door recess x 3.68m max )  
Double glazed French doors to rear elevation and central heating radiator.

## Kitchen

14' 5" max x 14' 1" max ( 4.39m max x 4.29m max )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for appliances.

## Landing

All doors off:

## Bedroom One

19' 3" max x 12' max ( 5.87m max x 3.66m max )  
Juliet balcony to rear elevation, over stairs storage, dressing area and door into:

## En-Suite

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin and central heating radiator.

## Bedroom Two

18' 5" max to door recess x 12' ( 5.61m max to door recess x 3.66m )  
Double glazed window to rear elevation and central heating radiator.

## En-Suite

Double glazed window to side elevation, shower cubicle, W.C and wash hand basin.

## Bedroom Three

11' 10" x 12' ( 3.61m x 3.66m )  
Double glazed window to front elevation and central heating radiator.

## Bedroom Four

9' 1" x 12' ( 2.77m x 3.66m )  
Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, paneled bath, shower cubicle, W.C and wash hand basin.

## Front Garden

Mature decorative front garden.

## Rear Garden

Driveway providing off road parking to the side, well tended mature rear garden.

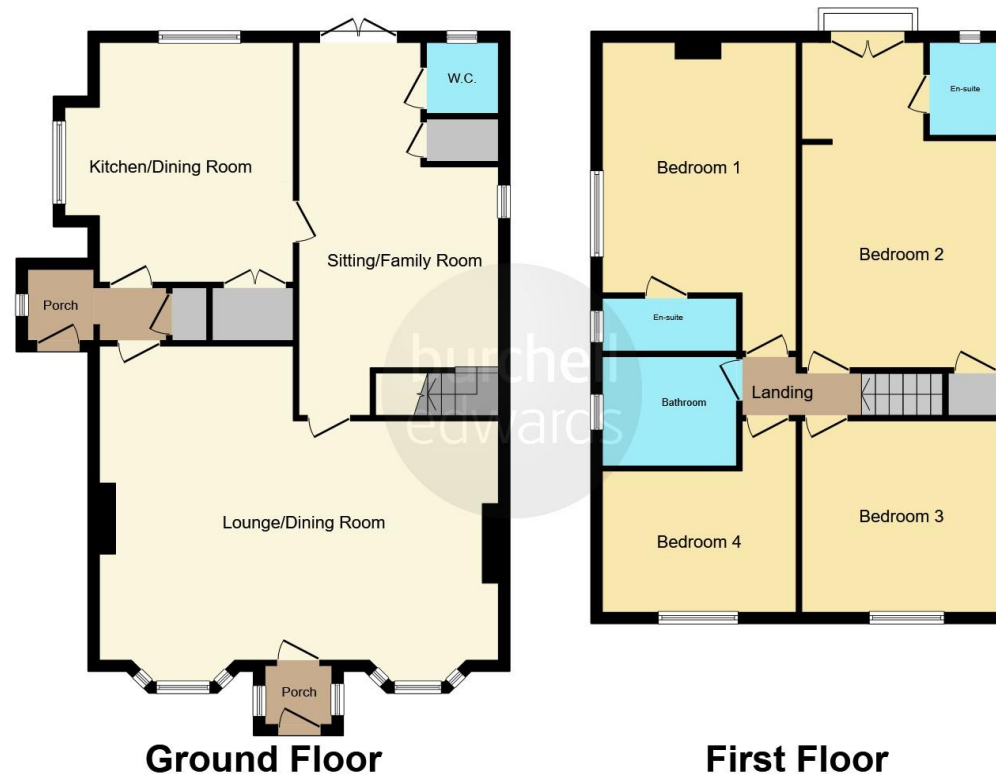












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

**T 01827 66400**  
**E [tamworth@burchelledwards.co.uk](mailto:tamworth@burchelledwards.co.uk)**

1 Bolebridge Street  
 TAMWORTH B79 7PA

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/TAM206983](http://burchelledwards.co.uk/Property/TAM206983)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TAM206983 - 0002