



Overwoods Road, Hockley, Tamworth





## Property Description

This gorgeous family home offers lots of living space and great sized bedrooms. Starting with a tarmac driveway the home has a welcoming entrance porch leading to the entrance hall that includes bespoke under stairs storage. There is a spacious lounge to the front of the home and a great sized dining room that opens on to a spectacular living space extension. The kitchen also offers access to the garage store and a rear lobby that heads straight out into the garden.

The bedroom sizes are also good and the family bathroom is contemporary and well appointed. The garden is also a big highlight of this home with spacious decked areas and landscaping in addition to storage sheds at the end of the garden.

Call today for more information and to see inside!

## Entrance Porch

Double glazed window to front elevation and door into:

## Entrance Hallway

Central heating radiator, LVT flooring and bespoke shoe storage.

## Lounge

13' 3" max to bay x 11' 11" max ( 4.04m max to bay x 3.63m max )

Double glazed bay window to front elevation and central heating radiator.

## Dining Room

11' 11" plus door recess x 11' 9" ( 3.63m plus door recess x 3.58m )

Central heating radiator, oak flooring and archway into:

## Family Room

17' 1" x 14' 6" ( 5.21m x 4.42m )

Bi fold doors to rear elevation, two skylights and multi fuel burner.

## Kitchen

12' 8" max x 11' min ( 3.86m max x 3.35m min )

Skylight, doors to garage and rear lobby, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for Range cooker with cooker hood, integrated fridge freezer, breakfast bar and column radiator.



## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

11' 11" x 10' 8" max ( 3.63m x 3.25m max )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Two

11' 1" x 10' 9" max ( 3.38m x 3.28m max )

Double glazed window to front elevation and central heating radiator.

## Bedroom Three

7' x 7' 9" ( 2.13m x 2.36m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, .W,C wash hand basin, p shaped bath with shower over and heated towel rail.

## Rear Lobby

Double glazed French doors to rear elevation, wall and base storage units, central heating radiator and tiled flooring.

## Front Garden

Tarmac driveway providing off road parking.

## Rear Garden

Composite decking, resin pathway, wooden decking with pergola, mature planted beds, two storage sheds and fencing to all boundaries.

## Garage

14' 1" max x 8' 4" max ( 4.29m max x 2.54m max )

Door to front elevation, power and lighting.









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