



Cleeve, Glascote, TAMWORTH

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Property Description

This large luxury extended detached home begins with a very well-presented block paved driveway and front garden, with a fountain feature, walled garden and fenced frontage. The home begins with a bright tiled entrance hall with stairs off to the first floor and access to the guest W.C. and office. The fully fitted office has movable units and a large glass desk for home working, or alternatively a large playroom.

The ground floor offers a luxury kitchen with real walnut base units, contrasting gloss wall units, a built-in Dishwasher, Range Cooker, NEF American Fridge/Freezer, and a Wine Cooler, and Quooker boiling water tap. The kitchen features an exceptionally large peninsula/breakfast bar, and all worksurfaces are bespoke double waterfall edged Silestone.

The kitchen opens onto an exceptionally large family room overlooking the rear garden, with bespoke slide and stack doors that allow individual configuration, in addition to full width direct access to the rear garden, providing in/out living. The doors have fully integrated blinds. The family room has a real Pippy Oak floor, and three roof lights that feature individualised LED Lighting.

Off the family room, via double opening French doors, is a very spacious sunny lounge with feature stone fireplace and real living flame glass fronted gas fire. The Lounge has connections for surround sound systems.

Description Continued

Also, off the family room, is a large spacious Utility room, with tiled floor and fully fitted white gloss units, and the second guest W.C. Raised units for ease of access to the house washing machine and tumble dryer, (a tumble dryer included). Off the utility is access into a separate large internal storeroom, this room can be secured internally and has separate direct access out onto the front garden/drive.

Upstairs, all the bedrooms are particularly good sizes, with in-built wardrobes in two of the three double bedrooms, and the third

double has ample room for further wardrobe/storage if required. The single bedroom has a built-in over stairs cupboard.

Off the principal bedroom features a bespoke en-suite/bathroom with large free-standing bath, separate shower cubicle, French style basin unit, and W.C.

The fully tiled luxury shower room is also a highlight, incorporating a large walk-in shower, with overhead and directional shower massage heads. Feature overhead LED lighting, and LED mirror.

Off the landing is access to the fully boarded attic via a pull-down attic ladder, and ample storage space.

Call today for more information and to see inside.

Cloakroom/ W.C

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

Study

16' 10" x 7' 4" (5.13m x 2.24m)

Double glazed window to front elevation and central heating radiator.

Lounge

27' 2" max to bay x 10' 5" (8.28m max to bay x 3.17m)

Double glazed bay window to front elevation, feature fire place and two vertical central heating radiators.

Family Room

34' 10" x 12' 6" plus recess (10.62m x 3.81m plus recess)

Double glazed slide and stack doors to rear elevation, three ceiling windows and two vertical radiators.

Cloakroom/ W.C Two

W.C and wash hand basin.

Kitchen

14' 6" x 9' 7" plus recess (4.42m x 2.92m plus recess)

a range of wall and base units with stone work surface over incorporating a sink with drainer unit, integrated dishwasher, space for range cooker and fridge freezer.

Utility Room

Wall and base storage units with stone work surface over, wash hand basin, space for appliances, built in storage, vertical radiator and door to cloakroom two.

Landing

Loft access and airing cupboard housing central heating boiler.

Bedroom One

12' 6" x 9' 9" (3.81m x 2.97m)

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

Bedroom Two

15' 4" x 7' 10" (4.67m x 2.39m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

9' 7" x 9' 5" max into wardrobe (2.92m x 2.87m max into wardrobe)

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

Bedroom Four

6' 11" x 7' 1" plus recess (2.11m x 2.16m plus recess)

Double glazed window to front elevation and over stairs storage cupboard.

Bathroom

Double glazed window to rear elevation, freestanding bath, walk in shower, W.C, wash hand basin with vanity unit, central heating radiator.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, walk in shower with rainfall shower, massage shower head, heated towel rail.

Front Garden

Private Walled and fenced garden Block paved driveway provides off road parking and decorative front garden with fountain feature.

Rear Garden

Private Fully walled garden. Large Slabbed patio, laid to lawn and mature planted beds and stone fountain feature.

Storage

10' 3" x 7' 2" plus recess (3.12m x 2.18m plus recess)

Door to front elevation, power and lighting.

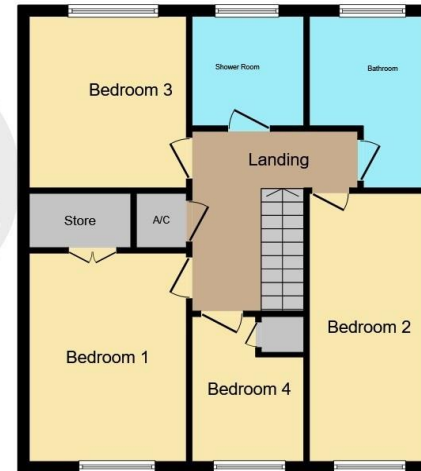








Ground Floor



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 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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Property Ref: TAM207042 - 0005