



Rectory Close, Drayton Bassett, Tamworth

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Rectory Close, Drayton Bassett, Tamworth, B78 3UH

for sale
£575,000



Property Description

A large detached home set in a quiet cul de sac. The main home features four bedrooms- one of which on the ground floor, as well as a useful upstairs study. In addition, there is a spacious kitchen and a large family room. The home enjoys both a ground floor and first floor bathroom in addition to the en suite in the principal bedroom.

The property offers a spacious garage above which sits separate living accommodation including a living area and additional bedroom, providing an ideal space for large or multi generational families.

There really is so much on offer here so we encourage you to take a look at the virtual tour to see the size and scope of this generously proportioned home. All set in a quiet cul de sac in a desirable village south of Tamworth- call today for more information and to see inside!

Entrance Porch

Door to front elevation, tiled flooring and door into:

Entrance Hallway

Central heating radiator.

Downstairs Bathroom

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

Study

11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window to front elevation and central heating radiator.

Lounge

16' 5" min x 20' 5" max (5.00m min x 6.22m max)

Double glazed bay window to rear elevation, double glazed window to side elevation, central heating radiator, wood burner, stairs to first floor accommodation.

Ground Floor Bedroom

.17' 10" max to bay x 13' 11" (5.44m max to bay x 4.24m)

Double glazed window to front elevation and central heating radiator.

Kitchen

19' 4" x 8' 10" (5.89m x 2.69m)

Double glazed patio doors to garden, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for range cooker, space and plumbing for washing machine, space for appliances and central heating radiator.

Landing

Airing cupboard.

Bedroom One

14' 5" x 13' 11" (4.39m x 4.24m)

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

En-Suite

W.C, wash hand basin with vanity unit, shower cubicle and heated towel rail.

Bedroom Two

13' 3" x 8' 8" (4.04m x 2.64m)

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

Bedroom Three

11' 3" x 9' 7" (3.43m x 2.92m)

Double glazed window to side elevation and central heating radiator.

Bedroom Four

5' 3" max reduced head height x 13' 2" (1.60m max reduced head height x 4.01m)

Double glazed roof window.

Bathroom

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

Annexe

Hallway

Double glazed window to rear elevation and central heating radiator.

Living Space

18' 3" max x 21' 9" max (5.56m max x 6.63m max)

Double glazed to front aspect, central heating radiator, fully fitted kitchen with units and work surfaces, sink and drainer unit and breakfast bar.

Bedroom

8' 11" plus recess x 8' 10" (2.72m plus recess x 2.69m)

Double glazed window to front aspect and radiator.

Shower Room

Walk in shower cubicle, low level flush W.C, wash hand basin, towel radiator and roof window.

Rear Garden

Covered seating area, decking with built in lighting, outdoor power point, BBQ chiminea, patio and fenced surround.

Garage

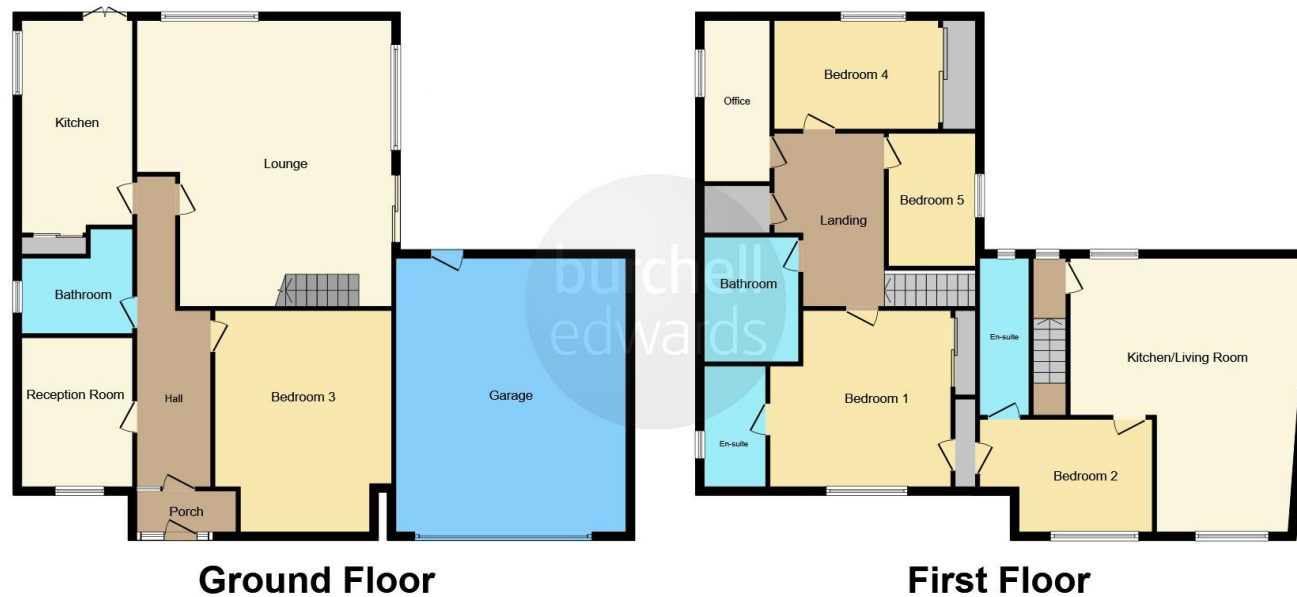
18' 11" max extending to 14' 8" min x 22' 2" max (5.77m max extending to 4.47m min x 6.76m max)

Central heating boiler and electric up and over door.









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: C Council Tax
 Band: F

Tenure: Freehold

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