



Lapley Avenue, Amington, Tamworth





Property Description

This home has a lot to offer and we highly recommend exploring it for yourself with our virtual tour. The home begins with a driveway leading to the garage and entrance hall. The large ground floor features a large lounge with a bay window overlooking greenery, a spacious second reception space overlooking the garden and a great sized kitchen diner. A guest W.C and utility room compete the ground floor accommodation.

Upstairs the home features a very large principal bedroom that has an en suite and a bay window looking out on to the frontage. There is a second large double bedroom featuring an en suite in addition to three further bedrooms and a family bathroom.

Outside to the rear the garden has been landscaped to create the perfect space to relax and entertain in. This is helped along with an exceptional garden bar with plenty of seating- a space that family and friends will love to visit.

The location of this property on the estate is an outstanding feature that ought not to be overlooked, being private and away from the main thoroughfare. An internal inspection comes highly recommended so call us today for more information and to see inside.

Entrance Hallway

Central heating radiator and stairs to first floor accommodation.

Guest W.C

W.C, wash hand basin and central heating radiator.

Lounge

16' max to bay x 13' 9" (4.88m max to bay x 4.19m)

Double glazed bay window to front elevation, central heating radiator and feature fire place.

Family Room/ Sun Room

14' 5" max plus door recess x 10' 6" (4.39m max plus door recess x 3.20m)

Double glazed doors to garden and central heating radiator.

Kitchen/ Diner

21' 11" max x 11' 9" max (6.68m max x 3.58m max)

Double glazed window and French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, two electric ovens, five ring gas hob, cooker hoos, space and connections, space and plumbing for dishwasher.

Utility Room

Door to garden, base storage units, space and plumbing for washing machine.

Bedroom One

15' 1" max x 14' 1" max (4.60m max x 4.29m max)
Double glazed bay window to front elevation,
central heating radiator.

En-Suite

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

Bedroom Two

13' 1" x 10' 6" (3.99m x 3.20m)
Double glazed window to rear elevation and
central heating radiator.

En-Suite

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

Bedroom Three

11' 2" x 9' 10" (3.40m x 3.00m)
Double glazed window to rear elevation and
central heating radiator.

Bedroom Four

10' 2" x 8' 10" max (3.10m x 2.69m max)
Double glazed window to rear elevation and
central heating radiator.

Bedroom Five

8' 2" x 7' 2" max (2.49m x 2.18m max)
Double glazed window to front elevation and
central heating radiator.

Front Garden

Lawned area and tarmac driveway providing
off road parking.

Rear Garden

Slabbed patio, artificial lawn, garden bar with
seating and fencing to boundaries.

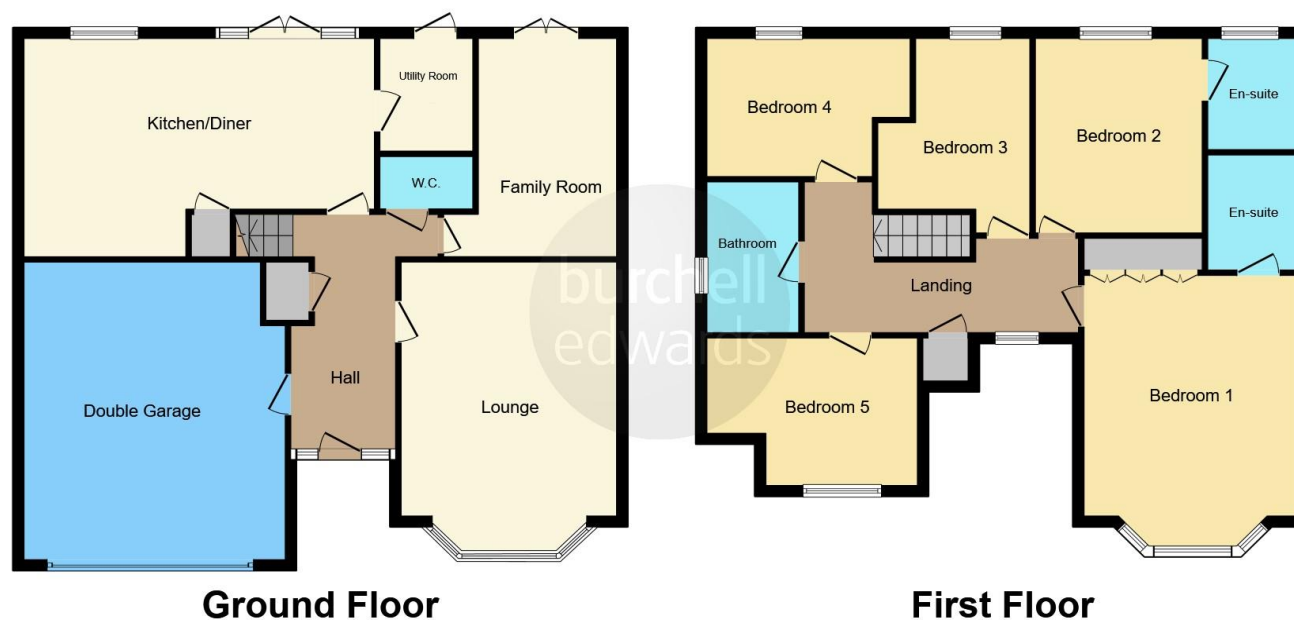
Garage

16' 4" max x 17' 4" max (4.98m max x 5.28m max)
Up and over door, power and lighting.









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: B Council Tax
 Band: G

Tenure: Freehold

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