TAYLOR COLE
Estate Agent









Ivy Croft Road

Warton, Tamworth, B79 0JJ

Asking Price Of £330,000

Property Features

- Spacious Four Bedroom Detached Family Home
- Situated In The Popular Village Of Warton
- Exceptionally Spacious Open Plan Living And Dining Room
- Separate Sitting Room Offering Versatile Additional Living Space
- Well-Appointed Kitchen/Breakfast Room
- Four Well-Proportioned Bedrooms
- Modern Family Bathroom With Bath And Separate Shower
- Convenient Ground Floor Guest WC
- Generous Driveway Providing Off-Road Parking For Multiple Vehicles
- Beautifully Established Rear Garden With Lawn, Patio Areas And Mature Planting









Full Description

Situated in the popular village of Warton, this impressive four bedroom detached family home offers an excellent amount of living space, a versatile layout and a beautifully established rear garden. With multiple reception areas, a spacious open plan living and dining room, a separate kitchen/breakfast room and four well-proportioned bedrooms, the property provides an ideal setting for comfortable family living.

The accommodation has been thoughtfully arranged to offer both sociable spaces and quieter areas for relaxation, making it particularly appealing to growing families. Further benefits include a ground floor WC, a modern family bathroom, generous driveway parking and an attractive rear garden with a combination of lawn, patio areas and mature planting. This is a wonderful opportunity to acquire a substantial family home with plenty of flexibility to suit a variety of lifestyles.

THE FORE

The property enjoys an attractive brick-built exterior, complemented by a generous driveway. Its traditional appearance and well-maintained frontage create a welcoming first impression, while the substantial width of the property reflects the generous accommodation available inside.

A neatly maintained lawn sits alongside the driveway, adding greenery to the frontage and enhancing the overall kerb appeal. The main entrance opens into a central hallway, providing access to the ground floor accommodation and staircase leading to the first floor.

GROUND FLOOR

Upon entering the property, a welcoming entrance hallway provides access to the principal ground floor rooms, with a conveniently positioned guest WC. To the front, a separate sitting room offers a versatile additional reception space, currently arranged as a comfortable relaxation area. This room could equally serve as a home office, children's playroom or snug, depending on the needs of the purchaser. Opposite, the kitchen/breakfast room provides a practical and inviting space, featuring a range of fitted units, generous worktop surfaces and room for informal dining. Its layout allows for everyday cooking and family mealtimes while maintaining separation from the main reception areas.

Occupying an impressive proportion of the rear of the property is the expansive open plan living and dining room, undoubtedly one of the home's standout features. This exceptionally spacious reception area provides ample room for substantial lounge furniture alongside a dedicated dining arrangement, making it ideal for both everyday family life and entertaining

guests. The living area offers a comfortable setting for relaxing, while the dining section provides a welcoming space for family gatherings and special occasions. Windows overlooking the rear garden allow natural light to filter through the room, creating a bright and inviting atmosphere throughout.

OPEN LIVING ROOM/DINING ROOM
20' 5" x 12' (6.22m x 3.66m)

SITTING ROOM
7' 7" x 17' (2.31m x 5.18m)

KITCHEN/BREAKFAST ROOM
8' 8" x 13' 5" (2.64m x 4.09m)

WC
2' 6" x 8' 8" (0.76m x 2.64m)

FIRST FLOOR
Ascending to the first floor, a central landing provides access to all four bedrooms and the family bathroom. Bedroom one is a particularly generous double room, offering excellent proportions for a substantial bed and additional bedroom furniture, with the added benefit of built-in storage. Bedroom two is another well-sized bedroom, providing plenty of flexibility for use as a double bedroom, guest accommodation or a comfortable space for a growing family member. Both rooms benefit from natural light and offer practical layouts that can accommodate a variety of furniture arrangements.

Bedrooms three and four complete the sleeping accommodation, providing further versatility for families requiring additional bedrooms, a nursery or dedicated working space. The family bathroom has a contemporary appearance and is fitted with a bath, a separate shower enclosure, wash hand basin and WC, creating a practical space for busy households. A window provides natural light and ventilation, while the overall first floor arrangement offers a comfortable balance of bedroom accommodation and everyday convenience.

BEDROOM ONE
10' 6" x 12' 2" (3.2m x 3.71m)

BEDROOM TWO
9' 7" x 12' 2" (2.92m x 3.71m)

BEDROOM THREE
10' 8" x 9' 7" (3.25m x 2.92m)

BEDROOM FOUR
9' 7" x 10' 6" (2.92m x 3.2m)

BATHROOM
6' 5" x 7' 7" (1.96m x 2.31m)

THE REAR
The rear garden is a particularly attractive feature of this family home, offering a generous outdoor space that has been established with an









abundance of greenery and mature planting. A substantial lawn occupies the central portion of the garden, providing an excellent area for children to play, outdoor activities or simply enjoying the warmer months. The surrounding borders contain a variety of shrubs, plants and established trees, creating a colourful and inviting setting with plenty of natural character.

Patio and paved areas provide additional space for outdoor seating, dining and entertaining, while a garden shed offers useful storage for gardening equipment and outdoor essentials. The combination of lawn, mature borders and seating areas makes the garden an appealing extension of the living accommodation, offering plenty of opportunities for relaxation and family enjoyment.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

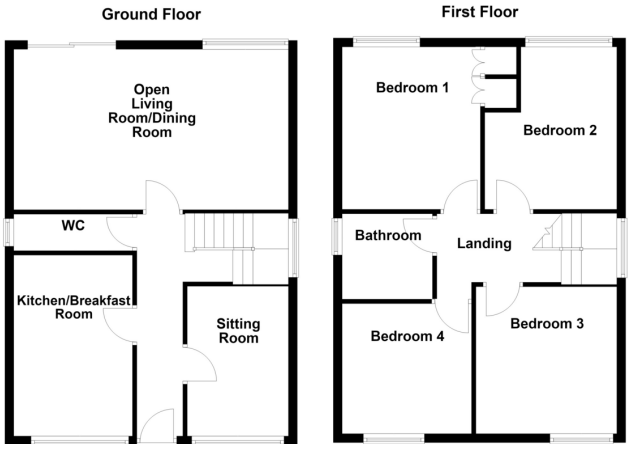
TENURE

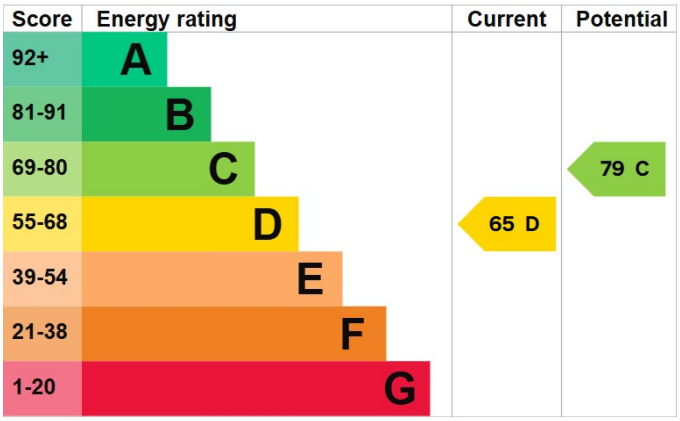
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.







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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements