

Parsons Walk

Clifton Campville, Tamworth, , B79 0DL

Offers Over £595,000

Property Features

- Spacious family home with versatile accommodation
- Four well proportioned bedrooms arranged over the first floor
- Bright and comfortable living room
- Large open plan kitchen and dining space ideal for entertaining
- Separate utility room and ground floor WC
- Dedicated office providing excellent home working space
- Additional gym room offering flexible use
- Principal bedroom with en suite facilities and air conditioning upstairs
- Cabin in the rear garden housing a golf simulator setup
- Enclosed rear garden ideal for family use and entertaining

Full Description

This impressive and highly versatile family home offers generous living space across two floors, featuring multiple reception areas, four bedrooms and a unique garden cabin with a golf simulator setup as well as air conditioning upstairs for warmer months. The layout is ideal for modern family life, home working and leisure.

THE FORE

To the front, the property presents a smart and welcoming appearance with off road parking and access to the main entrance. The frontage sets the tone for the spacious accommodation found within.

GROUND FLOOR

The ground floor offers a well planned and flexible layout. A welcoming entrance hall provides access to the main living areas and stairs to the first floor. The living room is positioned to the rear and offers a comfortable space for relaxing. The open plan kitchen and dining area forms the heart of the home, featuring ample worktop space and room for a large dining table, making it ideal for family meals and entertaining. A separate utility room adds practicality, while a ground floor WC is conveniently located off the hallway. Additional rooms include a dedicated office and a gym room, both of which could be adapted to suit individual needs.

LIVING ROOM

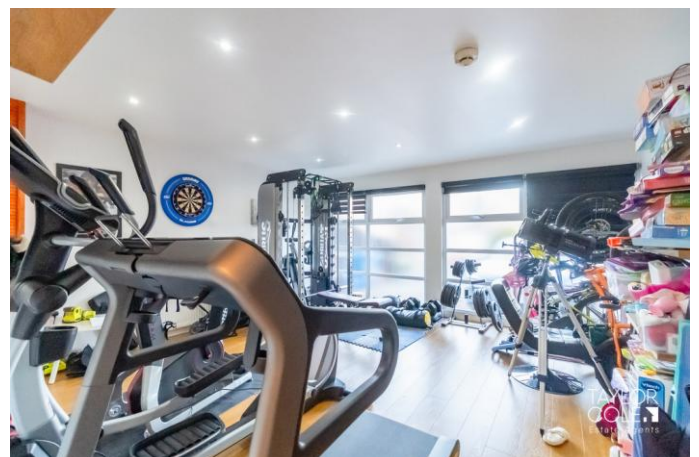
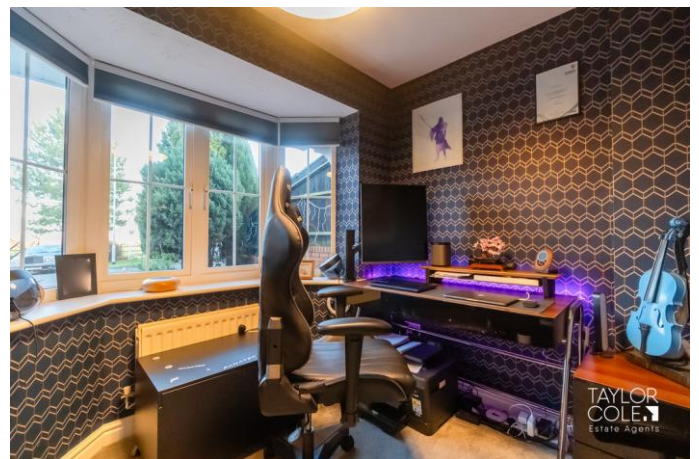
16' 5" x 12' 8" (5m x 3.86m)

OPEN PLAN KITCHEN/DINER

21' 4" x 17' (6.5m x 5.18m)

UTILITY ROOM

9' 2" x 5' 6" (2.79m x 1.68m)



GYM

15' 8" x 15' 5" (4.78m x 4.7m)

WC

5' 7" x 5' 4" (1.7m x 1.63m)

OFFICE

9' 1" x 5' 9" (2.77m x 1.75m)

FIRST FLOOR

The first floor landing leads to four well proportioned bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a stylish family bathroom and an additional wet room, providing excellent facilities for a busy household. Storage cupboards and wardrobe areas add further practicality.

BEDROOM ONE

14' x 12' 1" (4.27m x 3.68m)

BEDROOM ONE WET ROOM

6' 8" x 6' (2.03m x 1.83m)

BEDROOM TWO

16' 7" x 11' (5.05m x 3.35m)

BEDROOM TWO EN-SUITE

6' 9" x 4' 3" (2.06m x 1.3m)

BEDROOM THREE

16' 8" x 9' 4" (5.08m x 2.84m)

BEDROOM FOUR

13' 4" x 9' 5" (4.06m x 2.87m)

BATHROOM

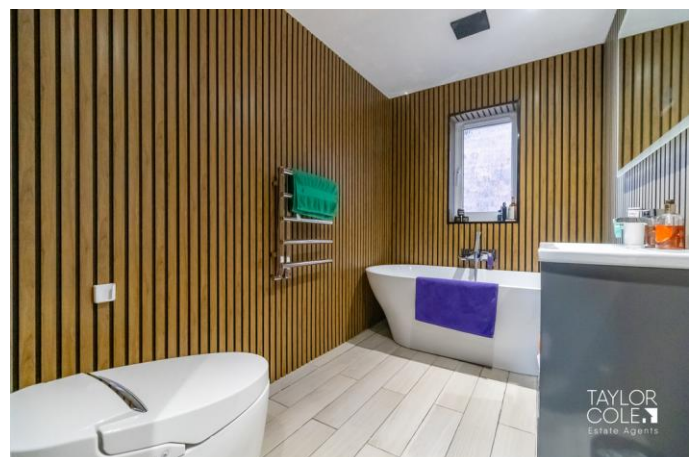
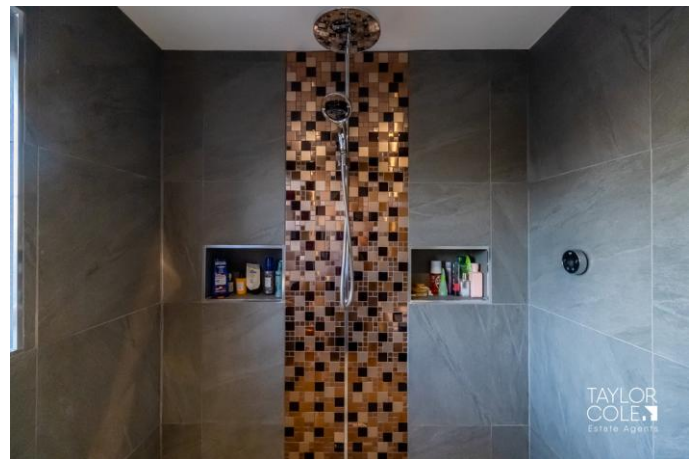
13' x 5' 6" (3.96m x 1.68m)

THE REAR

The rear garden is enclosed and designed for both relaxation and recreation. A standout feature is the cabin located within the garden, which is currently set up with a golf simulator, creating a unique and enjoyable leisure space. The remaining garden offers room for seating, outdoor dining and family activities, making it a fantastic extension of the living accommodation.

CABIN

18' 9" x 8' 3" (5.72m x 2.51m)



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		56 D
39-54	E	51 E	
21-38	F		
1-20	G		

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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