



Deerhill, Tamworth, B77 4PA

£425,000

Substantial four bedroom detached family home with additional self contained one bedroom annexe . The main residence has its accommodation arranged across two floors and provides bright and spacious rooms throughout.

The self-contained one-bedroom annex is located to the rear of the property. This superb addition offers a spacious living area with kitchenette, a double bedroom, and a modern en-suite shower room, making it ideal for extended family members, guests, or potential independent living arrangements.

The property enjoys an enviable location, within close proximity to highly regarded local schools, parks, and a nearby nature reserve, making it ideal for families and outdoor enthusiasts alike. Excellent transport links are also close at hand, including convenient access to the A5 and M42, providing easy commuting to surrounding towns and cities.



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ENTRANCE HALL

Stairs to first floor, laminate flooring

LIVING ROOM 15'5" x 10'5" (4.7 x 3.2)

Double glazed windows and doors to rear gardens, carpet flooring, ceiling spot lights

KITCHEN AREA 15'5" x 13'5" (4.7 x 4.1)

Fitted with a matching range of floor and wall units with work surfaces over, integrated and free standing appliances

DINING ROOM 11'9" x 7'6" (3.6 x 2.3)

Double glazed window, laminate flooring

UTILITY 7'10" x 4'7" (2.4 x 1.4)

Floor and wall units

FIRST FLOOR LANDING

Carpet flooring, loft access

BEDROOM 13'5" x 9'6" (4.1 x 2.9)

Double glazed window, carpet flooring

BEDROOM 10'9" x 9'2" (3.3 x 2.8)

Double glazed window, carpet flooring

BEDROOM 11'1" x 8'2" (3.4 x 2.5)

Double glazed window, carpet flooring

BEDROOM 10'9" x 6'2" (3.3 x 1.9)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

REAR GARDENS

The garden features a block-paved patio area, artificial lawn, and a large storage shed, which offers excellent potential to be converted into a home office, gym, or studio space.

ANNEXE

Self contained annexe

OPEN PLAN LIVIG KITCHEN AREA

15'8" x 15'5" (4.8 x 4.7)

Open plan kitchen living area with matching wall and base units, laminate flooring

BEDROOM 11'1" x 10'5" (3.4 x 3.2)

Double bedroom, laminate flooring

EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

PARKING

Parking for several vehicles to front of the property





