



**PAUL
CARR**
Estate Agents
Sales & Lettings

Seckington Lane, Newton Regis
Tamworth, B79 0ND

£575,000

A Beautiful Family Home in an Exclusive Village Setting A gorgeous family home combining space, natural light and stylish modern living, perfectly positioned within an exclusive village setting and enjoying lovely far-reaching views over the surrounding countryside and village.

The impressive rear extension truly makes this property something special. This stunning detached house has been thoughtfully extended to the rear, creating a fantastic open-plan kitchen, dining and family space that provides the real wow factor. Designed with modern family living in mind, the generous room offers an excellent sense of space and is ideal for both relaxed evenings and entertaining family and friends. A large skylight floods the room with natural light, enhancing the bright and airy feel, while the contemporary finish creates a wonderful heart to the home with direct connection to the garden.

To the front, a separate living room provides a cosy and comfortable retreat, perfect for relaxing and unwinding away from the main family space. The layout offers the best of both worlds, with open-plan living when desired and a quieter, more traditional reception room when required. A utility room, downstairs WC and garage complete the ground floor accommodation.

Upstairs are three well-proportioned bedrooms, offering comfortable accommodation for a growing family, guests or those working from home, together with a modern family bathroom.

Outside, the property enjoys an attractive SOUTH facing rear garden with established greenery, mature trees and excellent outdoor space, creating a peaceful setting in which to enjoy the surrounding countryside.

Set within the peaceful and picturesque village of Newton Regis, Seckington Lane enjoys a beautiful rural setting surrounded by open countryside and far-reaching views. The village offers a relaxed community atmosphere while being conveniently positioned for Tamworth, Atherstone and the wider Midlands, with excellent road links nearby.

Viewings: Strictly via appointment through our Tamworth Residential Sales Department on 01827 217100

or via **Tamworth**@paulcarrestateagents.co.uk



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Living Room
6.68m (21'11") x 3.33m (10'11")

Open plan Kitchen/Dining/Family Area
8.23m (27') x 2.00m (6'7")

Utility
2.00m (6'7") x 1.07m (3'6")

WC
1.75m (5'9") x 1.02m (3'4")

Garage
7.11m (23'4") x 2.46m (8'1")

Landing

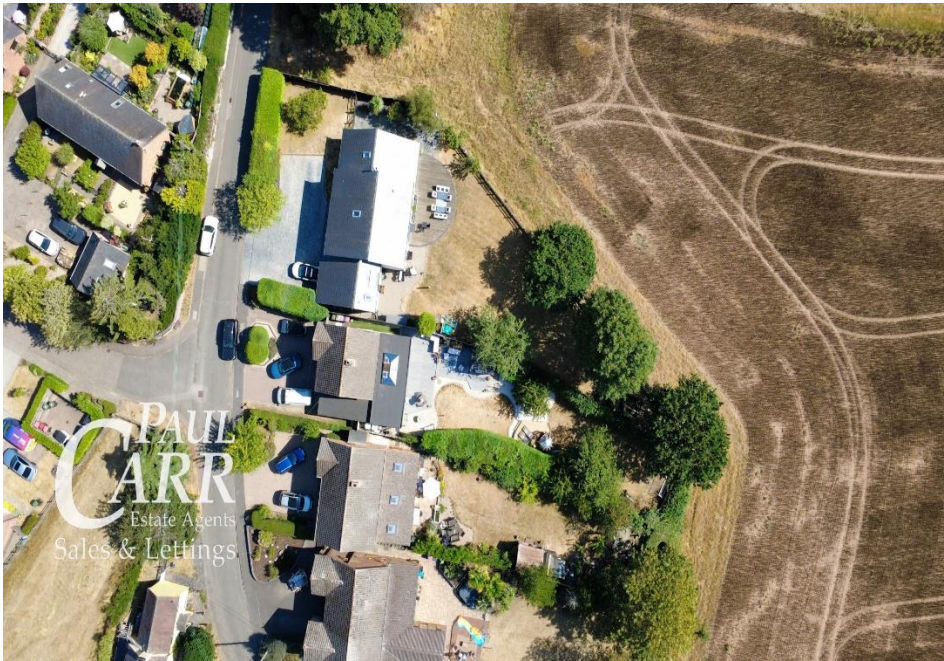
Bedroom 1
3.84m (12'7") x 3.30m (10'10")

Bedroom 2
3.03m (9'11") x 2.87m (9'5")

Bedroom 3
3.33m (10'11") x 2.72m (8'11")

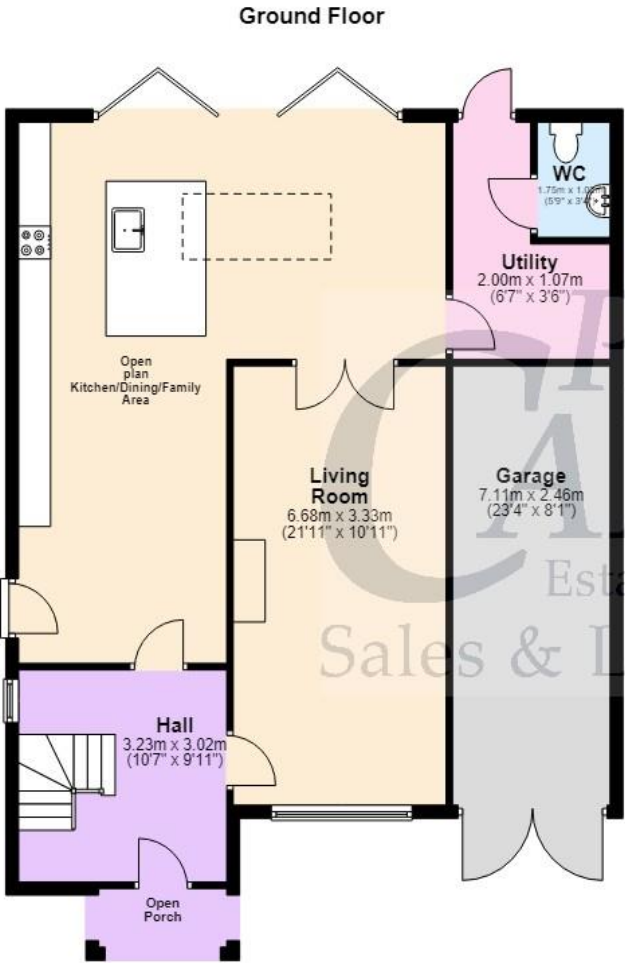
Bathroom
2.21m (7'3") x 1.96m (6'5")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



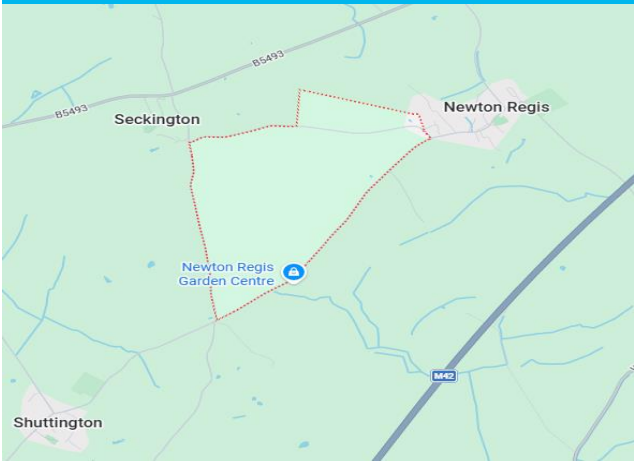
Total area: approx. 144.9 sq. metres (1560.0 sq. feet)

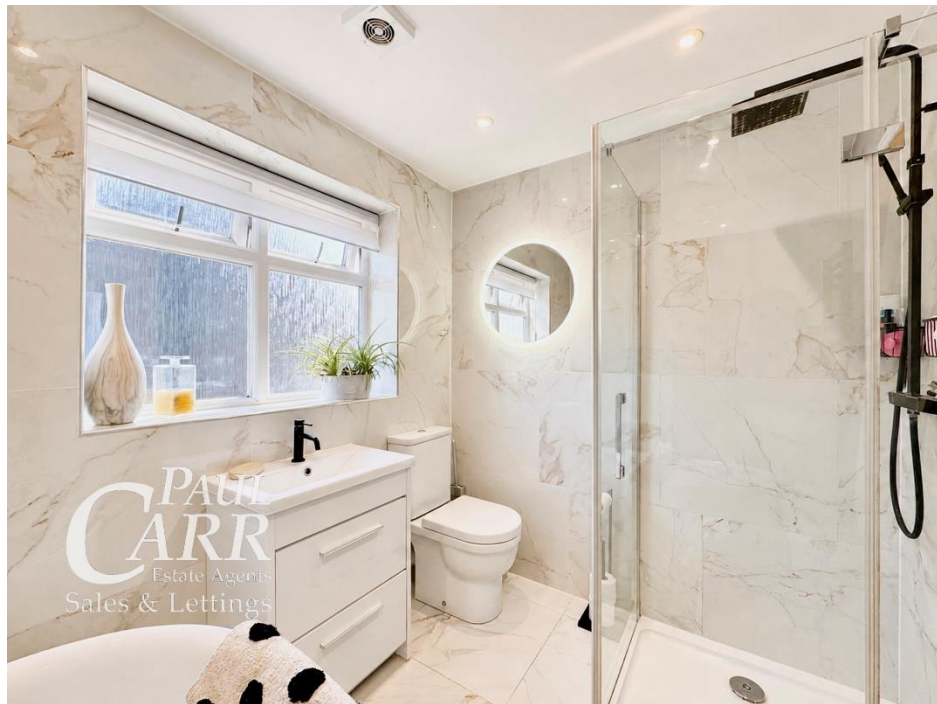
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.