

SUPERIOR HOMES

ROYSTON & LUND



20 Ragley Close

| B79 7SW

£474,995

This exceptional four-bedroom detached home offers style, space, and modern comfort throughout.

Stepping through the front door, you are greeted by a warm and welcoming atmosphere, complemented by oak banister railings and elegant shaker-style wall panelling. The hallway also provides clever pull-out storage beneath the stairs.

Straight ahead lies a stunning open-plan hub of the home, combining the lounge, kitchen, and dining area into one impressive space. The lounge features a cosy log burner, and the dining area boasts bi-folding doors opening onto the garden. The contemporary kitchen is fully integrated with premium appliances including a Rangemaster cooker, dishwasher, Quooker instant hot tap, and floor-to-ceiling fridge-freezer. All cabinets and drawers are soft-closing, adding both luxury and convenience.

From here, a practical utility room and a ground-floor WC provide added functionality, while there is also internal access to the garage. A further welcoming separate living room completes the ground floor.

Upstairs, there are four generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Additionally, there are bespoke fitted blinds and shutters installed throughout.

The rear garden is a true highlight. East-facing and beautifully arranged, it offers a combination of stone slabbing, paved seating areas, and a well-kept lawn. A charming pergola creates the perfect BBQ spot, while a raised decking area provides open views of Hopwas Woods, accompanied by a hot tub. The impressive summerhouse is currently set up as a bar, equally perfect as a home office or relaxation retreat.

There is side access on both sides of the property, along with parking available to the front.

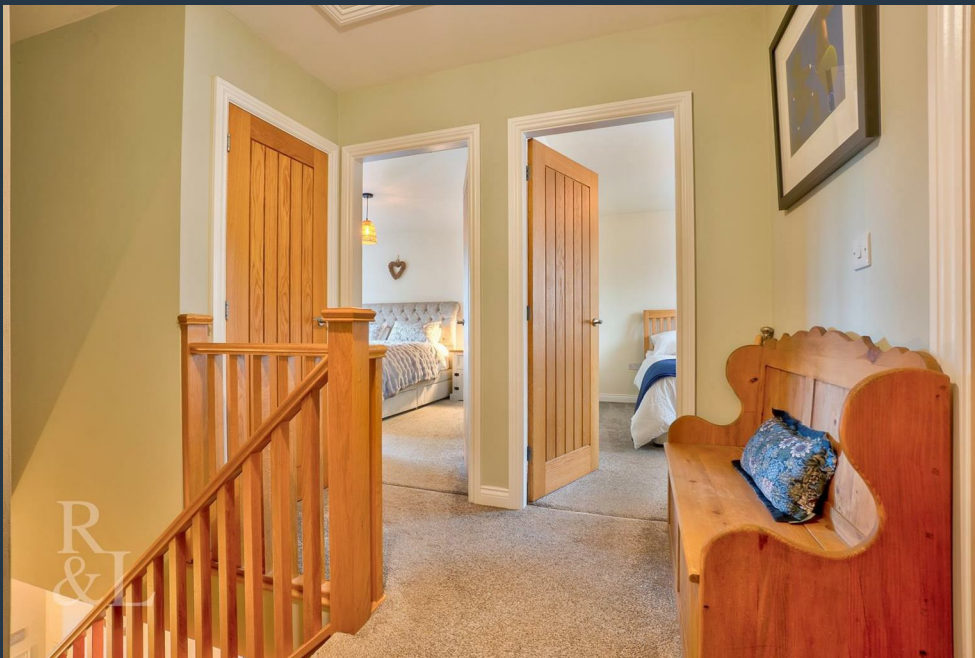




- Four Bedroom Detached on a Private Estate
- Impressive Open-Plan Ground Floor Layout
- Well Presented Garden with Hot Tub and Office Space
- Fully Integrated Kitchen
- Principal Bedroom with En-Suite Shower Room
- Inviting Additional Reception Room
- Ground Floor WC / Utility Space
- Integral Garage / Off Road Parking
- Estate Maintenance Charge £1050 per annum
- EPC Rating - B / Council Tax Band - E









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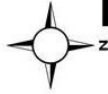
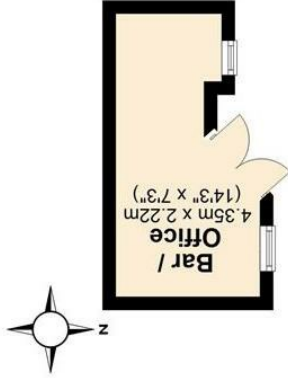
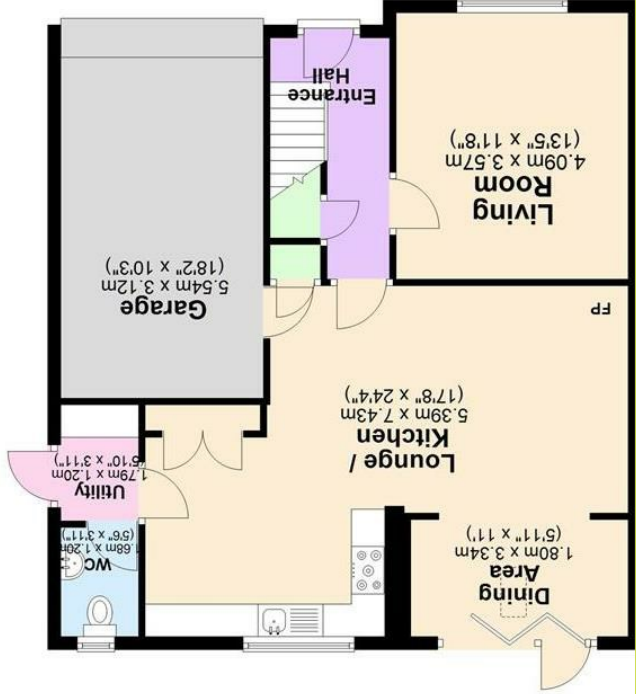
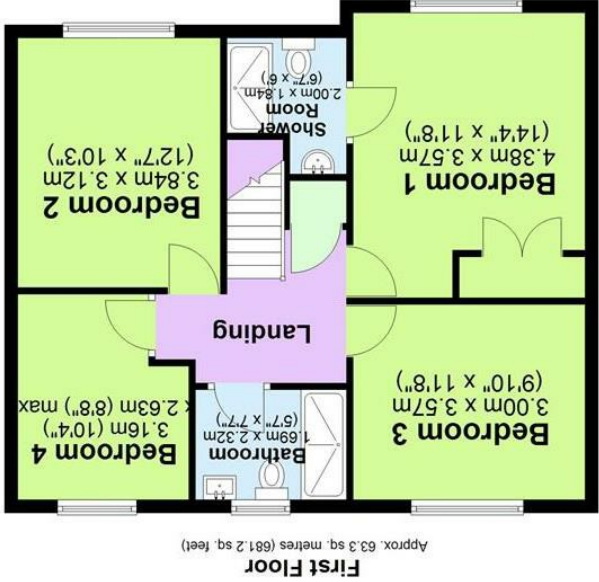


This property is well placed for local amenities in north Tamworth. Coton Green Primary School is close by, with The Rawlett School also serving the area. Transport connections are convenient, with easy access to the A5, linking to the A38 and M42, and Tamworth train station around 1.7 miles away. Local shops and medical services are within easy reach, including a nearby GP



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Total area: approx. 152.8 sq. metres (1644.8 sq. feet)



Environmental Impact (CO ₂) Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very environmentally friendly - lower CO ₂ emissions	(92 plus)	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
Not environmentally friendly - higher CO ₂ emissions	(1-20)	G
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
Very energy efficient - lower running costs	(92 plus)	A
	(81-91)	B
	(69-80)	C
	(55-68)	D
	(39-54)	E
	(21-38)	F
Not energy efficient - higher running costs	(1-20)	G

EPC



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