



Stonehaven

Amington, Tamworth, B77 3QX

£410,000



# Property Features

- Spacious family home arranged over two floors
- Three well proportioned bedrooms to the first floor
- Open plan kitchen and dining room ideal for everyday living and entertaining
- Extremely generous main bedroom benefitting from a large en suite shower room and dressing room
- Separate living room offering a comfortable and relaxing space
- Modern family bathroom serving the remaining bedrooms
- Additional office or front reception room, perfect for home working or flexible use
- Integral garage providing storage or parking potential
- Useful utility room with access to a ground floor WC
- No Chain

## Full Description

This attractive and well presented family home offers generous and versatile accommodation throughout, ideal for modern living. With multiple reception spaces, an open plan kitchen dining room and three bedrooms including an en suite, the property is well suited to families and professionals and also has no chain.

### THE FORE

The property is approached via a large, neat frontage with access to the integral garage and main entrance door, creating a welcoming first impression.

### GROUND FLOOR

Upon entering, the entrance hall provides access to the principal ground floor rooms and staircase rising to the first floor. The living room is a comfortable and inviting space, while the additional office or front room offers flexibility as a workspace, playroom or snug. To the rear, the open plan kitchen and dining room forms the heart of the home, offering ample space for cooking, dining and entertaining. A separate utility room provides further practicality along with a convenient ground floor WC and access to the garage.

### LIVING ROOM

15' x 12' 4" (4.57m x 3.76m)

### OPEN PLAN KITCHEN/DINING ROOM

27' 6" x 10' 2" (8.38m x 3.1m)

### FAMILY ROOM/OFFICE

14' x 11' (4.27m x 3.35m)

### UTILITY ROOM

12' x 7' 8" (3.66m x 2.34m)



## WC

4' 5" x 3' 8" (1.35m x 1.12m)

## GARAGE

11' 9" x 8' (3.58m x 2.44m)

## FIRST FLOOR

The first floor comprises three well proportioned bedrooms. The main bedroom benefits from its own en suite shower room and spacious dressing room, while the remaining bedrooms are served by a modern family bathroom. The landing offers access to additional storage and all rooms.

## BEDROOM ONE

18' 1" x 12' 3" (5.51m x 3.73m)

## BEDROOM ONE EN-SUITE

19' 8" x 7' 8" (5.99m x 2.34m)

## DRESSING ROOM

12' 4" x 5' 8" (3.76m x 1.73m)

## BEDROOM TWO

14' 2" x 8' 4" (4.32m x 2.54m)

## BEDROOM THREE

11' 8" x 7' 8" (3.56m x 2.34m)

## BATHROOM

7' x 5' 3" (2.13m x 1.6m)

## THE REAR

Externally, the property enjoys well kept outside areas that provide a pleasant space for relaxation and outdoor use, complemented by the garage and surrounding setting.

## 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

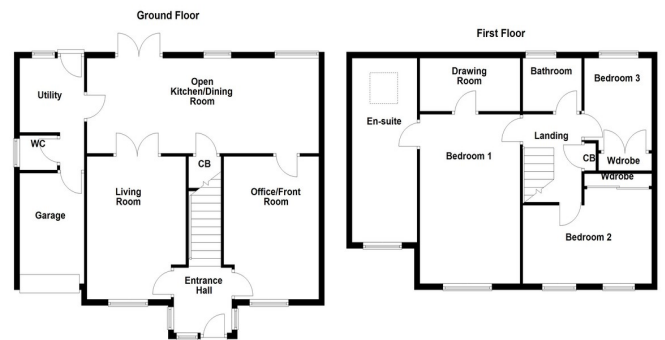
We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.





## 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