



Pattingham Drive, Amington, TAMWORTH

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### Property Description

This modern two bedroom home begins with two allocated spaces to the front of the property with side access to the rear garden.

The ground floor is dominated by a large open plan living space that includes a generous kitchen area and a spacious lounge overlooking the good sized rear garden. Upstairs, the two double bedrooms are both very well proportioned and a family bathroom sits between them.

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### Kitchen/ Lounge

Double glazed window to front elevation, double glazed French doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, central heating radiator and lounge area overlooking the garden.



## Bedroom One

Double glazed window to front elevation and central heating radiator.

## Bedroom Two

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Panelled bath, W.C, wash hand basin and central heating radiator.

## Front Garden

Two allocated parking spaces and alleyway access to rear garden.

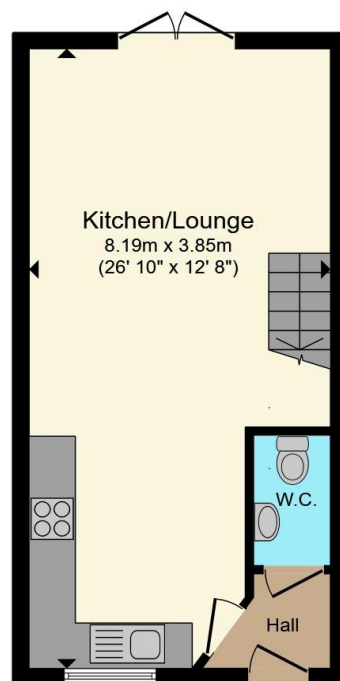
## Rear Garden

Patio area, laid to lawn and fencing to all boundaries.

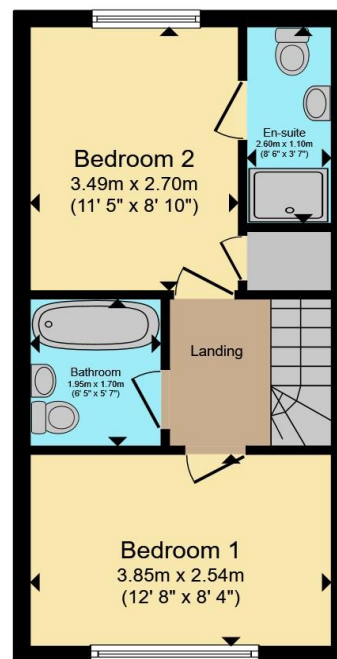








**Ground Floor**



**First Floor**

Total floor area 63.9 m<sup>2</sup> (687 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax  
 Band: C

Tenure: Freehold

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