



Croxall Road, Edingale, Tamworth

burchell  
edwards

Croxall Road, Edingale, Tamworth, B79 9JH

for sale offers in excess of  
**£325,000**



### Property Description

A rare opportunity has arisen to acquire a fully renovated three-bedroom home in the highly desirable village of Edingale, perfectly situated within the catchment areas of John Taylor High School and Mary Howard Church of England Primary School.

This exceptional property has been extended and modernised to exacting standards, with every detail carefully considered and no expense spared. The layout has been designed to meet the needs of modern family life, offering generous proportions throughout. From the welcoming entrance hall, you step into a spacious living room complete with a wood-burning stove, while a practical WC and utility room add convenience. At the heart of the home lies one of the most impressive family kitchen diners you will find, fitted with contemporary units and enhanced by a stunning rear extension. Skylights flood the space with natural light, and bi-fold doors open seamlessly onto the garden, creating an entertainer's dream setting.

Upstairs, the quality continues with three well-sized bedrooms, alongside a fabulous family bathroom. Outside, the property enjoys a generous plot with ample parking to the front and a large rear garden featuring a flagstone patio and lawn beyond, perfect for family gatherings or quiet relaxation.

This home truly needs to be seen to be appreciated. Contact us today to arrange your viewing inside!

### Entrance Hall

Double glazed front door, underr stairs storage and stairs to the first floor.

### Kitchen

15' 5" max x 45' 9" max ( 4.70m max x 13.94m max )

A range of wall and base units with work surfaces over, a selection of integrated appliances, sink and drainer, induction hob, two electric ovens, central island and open wall to the family room.

### Family Room

20' x 10' 10" max ( 6.10m x 3.30m max )

Bi-fold doors opening out to the garden, three separate skylights and two designer radiators.

### Utility / Guest W.C.

Base units with work surfaces over, plumbing for washing machine, space for tumble drier, stainless steel sink, heated towel radiator and low level W.C.

## Landing

Double glazed window to the side and doors to:

## Bedroom One

15' 8" max x 8' 6" ( 4.78m max x 2.59m )  
Double glazed window to the rear and radiator.

## Bedroom Two

11' 3" x 10' 2" ( 3.43m x 3.10m )  
Double glazed window to the front and radiator.

## Bedroom Three

13' 7" x 7' 7" ( 4.14m x 2.31m )  
Double glazed window to the front and radiator.

## Bathroom

Low level W.C., wash hand basin, double glazed window to the side, panelled bath with a mixer tap and rainfall style shower head.







To view this property please contact Burchell Edwards on

**T 01827 66400**  
**E tamworth@burchelledwards.co.uk**

1 Bolebridge Street  
TAMWORTH B79 7PA

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

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