



The Hills

Warton, Tamworth, B79 0JF

Offers Over £499,950

Property Features

- Impressive four-bedroom detached family home.
- Stunning open-plan kitchen/dining room with central island and French doors.
- Separate spacious living room with feature fireplace.
- Dedicated home office ideal for remote working.
- Utility room and ground floor WC.
- Principal bedroom with fitted wardrobes and en-suite shower room
- Three further well-proportioned bedrooms.
- Modern family bathroom.
- Generous rear garden with patio area.
- Driveway parking and double garage

Full Description

This impressive and beautifully presented four-bedroom detached family home situated in the lovely village of Warton in North Warwickshire offers spacious, modern living throughout, perfectly suited to contemporary family life. Situated in the desirable residential development of The Hills, the property combines generous room proportions with stylish finishes and a highly practical layout, all of which comes together to create this wonderful, family-oriented home.

THE FORE

The property enjoys an attractive frontage with a driveway providing off-road parking and access to the integral garage. A pathway leads to the main entrance, framed by a neat and well-maintained exterior that creates a welcoming first impression. The position of the home offers a pleasant outlook and a sense of privacy, enhancing its overall kerb appeal.

GROUND FLOOR

The accommodation opens into a welcoming entrance hall that sets the tone for the spacious layout. To the front, a bright and comfortable living room benefits from large windows that allow for plenty of natural light, creating an inviting space for relaxation. To the rear, the heart of the home is the generous open plan kitchen and dining room, thoughtfully designed to provide ample worktop and storage space along with room for family dining and entertaining. A separate office offers an ideal environment for home working or study. Further enhancing the practicality of the ground floor is a utility room with internal access to the garage, a convenient downstairs WC and additional storage cupboards, ensuring the space is both functional and family friendly.



LIVING ROOM

20' 3" x 11' 5" (6.17m x 3.48m)

OPEN PLAN KITCHEN/DINING ROOM

21' 2" x 12' (6.45m x 3.66m)

UTILITY ROOM

6' 3" x 5' 7" (1.91m x 1.7m)

OFFICE

9' 3" x 8' 8" (2.82m x 2.64m)

WC

4' 8" x 3' 2" (1.42m x 0.97m)

GARAGE

19' 4" x 19' 4" (5.89m x 5.89m)

FIRST FLOOR

The first floor is arranged around a central landing leading to four well sized bedrooms. The principal bedroom is a spacious retreat featuring fitted wardrobe space and a private en-suite shower room. Three additional bedrooms offer flexible accommodation suitable for children, guests or further workspace. A modern family bathroom serves these rooms and is complemented by useful storage cupboards on the landing, providing ample space for everyday organisation.

BEDROOM ONE

15' 1" x 11' 7" (4.6m x 3.53m)

BEDROOM ONE EN-SUITE

10' 6" x 4' 7" (3.2m x 1.4m)

BEDROOM TWO

11' 2" x 10' 1" (3.4m x 3.07m)

BEDROOM THREE

10' 8" x 9' 6" (3.25m x 2.9m)

BEDROOM FOUR

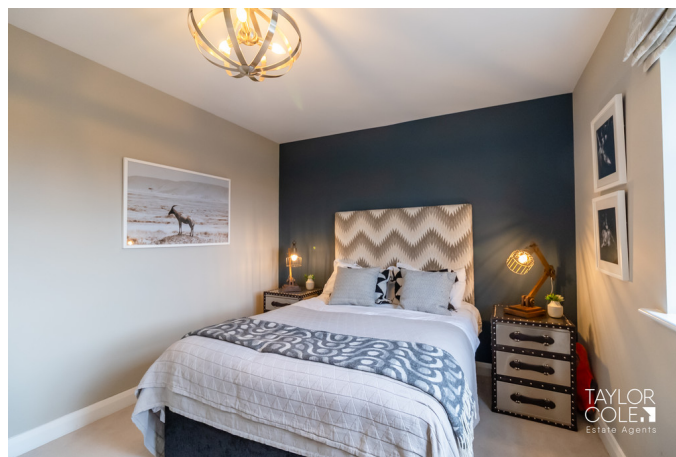
10' 8" x 9' (3.25m x 2.74m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

THE REAR

Externally, the home enjoys a generously sized rear garden,



mainly laid to lawn with a patio seating area, perfect for outdoor dining, family enjoyment or socialising. To the front, a large driveway provides ample off-road parking and access to a double garage.

ANTI MONEY LAUNDERING

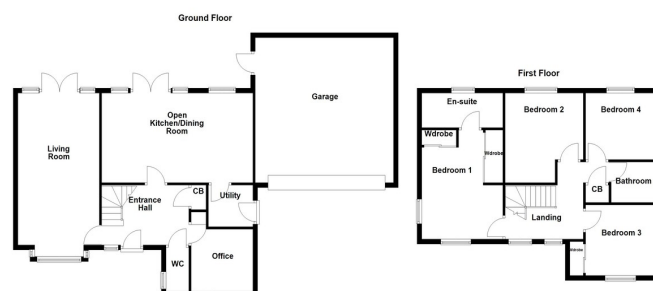
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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