Rowley Close

Edingale, Tamworth, B79 9LN

John German




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£625,000



An executive five bedroom detached family home nestled in a quiet cul-de-sac position within the desirable village of Edingale, offered to the market with no onward chain.

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This superbly presented five bedroom detached family home is situated in Rowley Close - a prestigious cul-de-sac location within the sought after village location of Edingale. The village is served by Mary Howard Primary School and John Taylor Academy (with school bus service) at Barton under Needwood. Set in the midst of unspoilt countryside yet still handily positioned for access to the A38, A50, M6, Lichfield, Tamworth, Ashby-de-la-Zouch, Derby and Burton upon Trent. Harlaston village is only two miles away with a public house. Alrewas village is approximately four miles away with various amenities and canalside walks. The nearby historic cathedral city of Lichfield has a range of amenities including boutique shops, cosy cafés, markets, pubs, and a vast array of restaurants. There are two railway stations providing services to Bromsgrove, Birmingham, London Euston and many more, and nearby road links include the A51, A38 and M6 Toll road.

The home itself has been vastly improved and modernised by the current owners to offer a spacious five bedroom detached family home spanning over 2,000 square feet. The versatile and well-appointed accommodation is arranged over two floors complemented by generous gardens backing onto woodland, an integral double garage and driveway off-road parking.

Upon entering the property via the composite entrance door you are welcomed by a spacious entrance hall with stairs rising to the first floor, a useful storage cupboard and a ground floor cloakroom/WC. The ground floor features two versatile reception rooms both of generous proportions, ideal for both family life and entertaining. The main lounge is accessed via double doors opening from the hallway with a charming feature fireplace with a log effect gas burner, two ceiling light points, carpeted flooring and a UPVC double glazed window to the front aspect. There is also a delightful dining room/snug enjoying views over the rear garden and providing direct access to the patio via bi-folding doors.

The impressive open-plan kitchen/dining room forms the heart of the home, offering a generous dining area with bi-folding doors opening onto the rear patio and garden. The kitchen is fitted with a comprehensive range of base and wall-mounted units, complemented by a breakfast bar and integrated appliances. A window to the rear aspect provides pleasant garden views, whilst a useful pantry/storage cupboard offers additional practicality. The kitchen further benefits from access to a separate utility room, which in turn leads to a dedicated coat and boot room, with internal access into the double garage.

To the first floor, the spacious landing provides access to five well-proportioned double bedrooms and the family bathroom. Three of the bedrooms benefit from built-in wardrobes, whilst the master bedroom enjoys an impressive wraparound wardrobe arrangement and additional cupboard storage, together with its own en-suite shower room. Bedroom two also benefits from en-suite facilities, making the accommodation particularly well suited to larger families or those requiring additional guest space.

Externally, the property continues to impress with a generous rear garden, predominantly laid to lawn and enjoying a particularly attractive backdrop of neighbouring woodland. Immediately to the rear of the property is a patio area, with a further pergola-covered seating area providing an additional space to relax and entertain whilst enjoying the garden surroundings. To the front of the home is a driveway providing ample off-road parking and leads to the attached double garage.

What3words: ///passion.avocado.outlooks

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive and double garage
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: LPG gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre - See Ofcom link for speed: https://checker.ofcom.org.uk/
Mobile signal/coverage: See Ofcom link https://checker.ofcom.org.uk/
Local Authority/Tax Band: Lichfield District Council / Tax Band G
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/10112026

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SING
IN THE
SHOWER


Bathroom Rules
WASH BRUSH
FLOSS & FLUSH
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PART OF
LEFTFIELD
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Ground Floor





Floor 1

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Approximate total area(1)

188.9 m²

2034 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









Agents' Notes

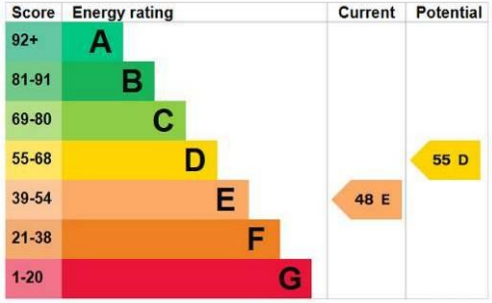
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