



Connells

Gleneagles  
Tamworth



## Property Description

**\*\*NO CHAIN\*\*** Connells are proud to present this beautiful 6 bedroom detached family home in the quiet area of Amington, Tamworth. With tree lined streets and a great community feel, this property is superbly located, offering Tamworth Town Centre on one side and stunning countryside views on the other. The home itself offers fantastic family living, with multiple living spaces downstairs and 6 double bedrooms throughout. Bedroom 6 is situated on the ground floor with its own en-suite, ideal for older kids wanting some privacy or older family members needing care. The heart of the home features a stunning open plan kitchen dining space, with modern fitted appliances and additional living space. This then leads through into a handy utility space and good-sized garage to the front. The rear garden has a lot to offer too, with three separate outhouses with multiple uses; one currently used as a gym, one for storage and another as an Airbnb, which offers a generous monthly income. Upstairs you'll find 5 great sized double bedrooms off the spacious landing, with a fantastic main bedroom offering lots of space and a beautiful double en-suite. The second bedroom also has its own en-suite, all in addition to the main family bathroom. To the front of the property is a good sized, block-paved front driveway with additional grassed area to the side, offering lots of potential for the future. Viewings highly recommended at this wonderful family home.

## Entrance

The property is accessed via a block paved front driveway and through a wooden front door into the hallway

## Hallway

Having staircase to first floor landing and doors gives access to the family lounge, kitchen, the guest WC and bedroom 6.

## Family Lounge

19' 4" x 12' 9" plus the excess, plus the bay ( 5.89m x 3.89m plus the excess, plus the bay)

Having two radiators to wall, French double glazed doors lead to the rear garden, gas fireplace, bay window and access through into the kitchen/diner.

## Kitchen/Diner

24' 1" x 13' 8" ( 7.34m x 4.17m )

A fully integrated kitchen with appliances, comprising laminate work tops, Ridgemaster sink and hot tap with waste disposal unit, integrated dishwasher, electric hob and oven with extractor hood over, space for a fridge/freezer, radiator to wall and dining space which currently features a dining table and chairs. Access to the utility room.

## Utility Room

11' 5" x 5' 7" ( 3.48m x 1.70m )

Having space for a washing machine, sink with laminate unit over, access to the rear garden and access to the garage.

## Ground Floor Guest WC

Having a low level flush WC, wash hand basin, extractor fan and radiator to wall

## Ground Floor Bedroom 6

15' 5" x 8' 7" ( 4.70m x 2.62m )

Having a front facing window overlooking the driveway. having radiator to wall and access to en-suite shower room.

## En-Suite Shower Room

Comprising a shower cubicle, wash hand basin, low level flush WC, extractor fan and radiator to wall.

## First Floor Landing

Having doors giving access to bedrooms 1,2,3,4,5 and the family bathroom.

## Bedroom 1

15' 8" x 12' 2" plus the recess ( 4.78m x 3.71m plus the recess )

Having front facing window overlooking the driveway, fitted wardrobes, two radiators to wall, space which is currently being used as a lounge area. Access to en-suite bathroom.

## En-Suite Bathroom

Comprising a bath with separate shower cubicle with built-in cupboard, double his and hers wash hand basins, low level flush WC, radiator to wall and fully tiled walls and flooring.

## Bedroom 2

13' 5" x 10' 5" ( 4.09m x 3.17m )

Having fitted wardrobes, radiator to wall and access to the en-suite shower room.

## En-Suite Shower Room

Comprising a shower cubicle, low level flush WC, wash hand basin and radiator to wall.

## Bedroom 3

11' 10" x 10' 6" plus the recess ( 3.61m x 3.20m plus the recess )

Having rear facing window overlooking the rear garden, built-in cupboards and radiator to wall.

## Bedroom 4

10' 6" x 9' 6" ( 3.20m x 2.90m )

Having rear facing window overlooking the rear garden, built-in cupboards and radiator to wall.

## Bedroom 5

12' 11" x 8' 6" plus the recess ( 3.94m x 2.59m plus the recess )

Having front facing window overlooking the driveway and radiator to wall.

## Main Bathroom

Comprising a shower cubicle, low level flush WC, wash hand basin, radiator to wall and frosted window.

## Outside

### Garage

18' 5" x 8' 3" ( 5.61m x 2.51m )

Having electric shutter to the front, power and lighting throughout.

### Outhouse 1

Currently set up as a storage area but could be used as an office/study. Having power and lighting. (Un-measured)

### Outhouse 2

14' 5" x 10' 6" ( 4.39m x 3.20m )

Currently set up as a home gym. Having power and lighting.

### Outhouse 3

16' x 7' 3" ( 4.88m x 2.21m )

Currently being used as an Airbnb with the potential to provide a healthy additional income if used for the same purpose. The living space includes a bathroom and kitchen space. The bathroom features a low level flush WC, wash hand basin and shower.

## Rear Garden

A two tier garden having patioed and gravelled areas.









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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

To view this property please contact Connells on

**T 0121 354 4481**  
**E suttoncoldfield@connells.co.uk**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: C Council Tax  
 Band: G

Tenure: Freehold

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