



Alton Close

Amington, Tamworth, B77 4EX

£440,000

# Property Features

- Four bedroom detached home
- Beautifully presented throughout
- Convenient ground floor WC
- Bright and airy living room
- Sizeable kitchen/diner to the rear
- Utility room just off the kitchen/diner
- Large landing giving access to all four bedrooms
- En-suite to principal bedroom
- Large rear garden with a mix of patio and lawn
- Close to local amenities

## Full Description

This beautifully presented four bedroom detached home offers a generous and well balanced accommodation, ideal for modern family living. Finished to a high standard throughout, the property features spacious reception areas, a stylish kitchen diner, and a thoughtfully designed layout that combines practicality with comfort.

Situated within a desirable residential setting, the home benefits from a detached garage, driveway parking, and a well maintained rear garden. With an en suite to the principal bedroom, a utility room, and ample storage throughout, this property provides both space and convenience in equal measure.

### THE FORE

To the front, the property enjoys an attractive and well maintained appearance, with a driveway providing off road parking and access to the detached garage. The setting is neat and welcoming, enhancing the overall kerb appeal.

The surrounding area is similarly well kept, offering a pleasant residential environment that is well suited to families.

### GROUND FLOOR

The ground floor opens into a welcoming entrance hall, providing access to a useful storage cupboard and a convenient WC. The living room is spacious and elegantly presented, offering a comfortable setting for relaxing or entertaining guests, with plenty of natural light throughout.

To the rear, the kitchen diner is a standout feature, offering a modern and well equipped space with ample room for dining. This area is complemented by a separate utility room, adding further practicality, and provides access to the



rear garden, making it ideal for everyday living and social occasions.

#### LIVING ROOM

11' 6" x 21' (3.51m x 6.4m)

#### WC

3' 3" x 6' 4" (0.99m x 1.93m)

#### OPEN PLAN KITCHEN/DINER

11' 4" x 24' 9" (3.45m x 7.54m)

#### UTILITY ROOM

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

#### FIRST FLOOR

Upstairs, the property offers four well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from its own en suite shower room, providing added comfort and privacy.

The remaining bedrooms are served by a stylish family bathroom, while additional storage cupboards enhance the practicality of the space. Each room is well presented and filled with natural light, creating a bright and inviting atmosphere.

#### BEDROOM ONE

11' 8" x 11' 5" (3.56m x 3.48m)

#### BEDROOM ONE EN-SUITE

4' 5" x 7' 9" (1.35m x 2.36m)

#### BEDROOM TWO

9' 5" x 11' 5" (2.87m x 3.48m)

#### BEDROOM THREE

9' 1" x 12' 1" (2.77m x 3.68m)

#### BEDROOM FOUR

8' 1" x 11' 5" (2.46m x 3.48m)

#### BATHROOM

6' 2" x 8' 4" (1.88m x 2.54m)

#### GARAGE

9' 6" x 18' 8" (2.9m x 5.69m)

#### THE REAR



The rear garden is beautifully maintained and thoughtfully arranged, featuring a combination of lawn and patio areas. This creates a versatile outdoor space, ideal for relaxing, entertaining, or family activities.

The garden is enclosed, offering a good degree of privacy, and provides a seamless extension of the indoor living space, perfect for enjoying the warmer months.

#### 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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