



Hanbury Road
Amington, Tamworth, B77 3HR

£275,000

Property Features

- Well Presented Extended Semi-Detached House
- Welcoming Entrance Hall
- Spacious Living Room
- Superb Open Kitchen & Family Area
- Refitted Family Shower Room
- Three Bedrooms
- Attractive Rear Garden
- Extended Garage with WC
- Graveled Driveway
- Freehold

Full Description

This beautifully presented three-bedroom semi-detached home is situated in the desirable area of Hanbury Road, Amington, Tamworth. Thoughtfully modernised while retaining its warm and inviting charm, the property offers stylish interiors, spacious living areas, and a well-maintained outdoor space, making it an ideal home for families or first-time buyers.

THE FORE

Upon arrival, the home immediately impresses with its neat and spacious gravelled driveway, offering ample off-road parking. The driveway leads to you to side aspect which opens to the garage door and front entrance door.

GROUND FLOOR

Stepping inside, the ground floor welcomes you into a bright and airy entrance hall. Off the hall is the living room, where a beautiful bay window allows natural light to pour in. The elegant decor is complemented by a feature fireplace and feature reveal lighting. Moving through to the rear, the heart of the home lies in the open-plan kitchen and family area. The kitchen is fitted with sleek cabinetry, modern appliances, and stylish black worktops, while the extended dining area is bathed in natural light from a large skylight. French doors open out to the garden, creating a seamless indoor-outdoor living experience perfect for entertaining. Completing the ground floor is a modern family shower room, which boasts contemporary tiling, a spacious walk-in shower, and an illuminated vanity mirror.



LIVING ROOM

12' 8" x 15' 9" (3.86m x 4.8m)

OPEN KITCHEN AREA

9' 9" x 12' 3" (2.97m x 3.73m)

FAMILY AREA

11' 4" x 15' 3" (3.45m x 4.65m)

FAMILY SHOWER ROOM

6' 1" x 5' 1" (1.85m x 1.55m)

FIRST FLOOR

Upstairs, the property boasts three well proportioned bedrooms. The master bedroom offers ample floorspace for free standing bedroom furniture. The second bedroom, currently arranged as a functional workspace and sleeping area, provides flexibility for growing families. The third bedroom is currently utilised as a dressing room, but provides excellent use as a single bedroom or nursery.

BEDROOM ONE

9' 2" x 15' 9" (2.79m x 4.8m)

BEDROOM TWO

14' 1" x 7' 8" (4.29m x 2.34m)

BEDROOM THREE

7' 7" x 8' 6" (2.31m x 2.59m)

THE REAR

The rear garden is a beautifully maintained space, featuring a patio seating area and a neatly trimmed lawn. Enclosed for privacy, it provides the perfect setting for relaxation or summer gatherings. Doors from the garage provide side access into the garage which has been extended and partially converted. The garage offers a gardens W/C & shower, superb storage space or excellent additional off-road parking facilities.



ANTI MONEY LAUNDERING

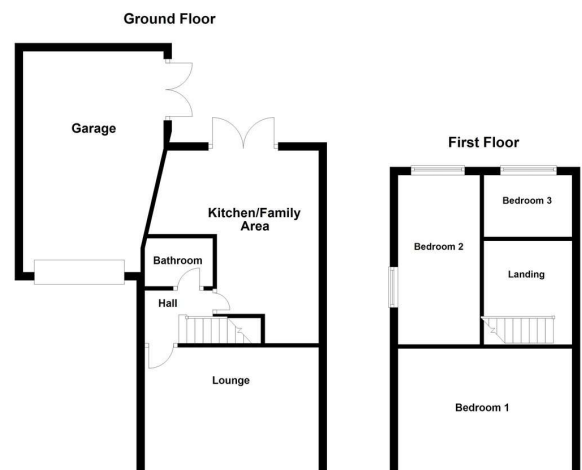
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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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