

Sorbus

Amington, Tamworth, , B77 4ER

£259,000



# Property Features

- Stunning End of Terrace Family Home
- Spectacular Modern Finishes Throughout
- Generous Off Road Parking
- Beautiful Open Plan Kitchen/Diner
- Superb Family Lounge
- Three Excellent Bedrooms
- Two Bathrooms, One En Suite
- Spacious and Private Rear Garden
- Brilliant Double Garage
- Freehold & Close to Local Schooling

## Full Description

Nestled in a highly sought-after residential area, this exceptionally well-presented family home offers a rare opportunity to acquire a property of outstanding quality, set on a unique and generous plot. Thoughtfully renovated and tastefully altered by the current owners, the home exudes elegance and functionality, with high-spec finishes throughout and integrated air conditioning on both the ground floor and first floor.

Situated in a prime cul de sac position, the property enjoys a striking front and side plot enclosed by secure timber fencing, providing ample off-road parking. The unique layout of the plot enhances the property's curb appeal and potential.

### GROUND FLOOR

Upon entering, a welcoming entrance porch doubles as a utility area, seamlessly combining practicality with style. Beyond lies the heart of the home - a beautifully appointed open-plan kitchen/diner. Boasting sleek base units, expansive work surfaces, and state-of-the-art integrated appliances, this space is perfect for family gatherings and entertaining.

Adjacent to the kitchen/diner, the family lounge impresses with its stylish media wall and direct access to the rear garden via French doors, creating a harmonious flow between indoor and outdoor living.

### ENTRANCE HALL/UTILITY

6' 4" x 4' 11" (1.95m x 1.51m)

### OPEN PLAN KITCHEN/DINER

17' 8" x 12' 11" (5.40m x 3.94m)





## FAMILY LOUNGE

17' 8" x 9' 11" (5.40m x 3.04m)

## FIRST FLOOR

Ascending to the first floor, the home offers three generously sized bedrooms, each designed for versatility and comfort. The second bedroom is a standout feature, benefiting from a cleverly integrated en suite.

The family bathroom has been meticulously refitted with contemporary tiles and a matching three-piece suite, adding a touch of luxury.



## BEDROOM ONE

12' 2" x 8' 11" (3.72m x 2.72m)

## BEDROOM TWO

10' 11" x 8' 11" (3.35m x 2.72m)

## EN SUITE

## BEDROOM THREE

8' 9" x 7' 2" (2.67m x 2.20m)



## FAMILY BATHROOM

7' 10" x 5' 8" (2.40m x 1.74m)

## OUTSIDE

## REAR GARDEN

The rear garden is a private retreat, thoughtfully designed with a selection of low-maintenance seating and entertainment areas. This well-curated space offers the perfect setting for relaxation and outdoor activities.



Adding to the home's versatility and appeal, a magnificent double garage provides an abundance of storage space and the potential for conversion to further enhance the property's living area or functionality.

## DOUBLE GARAGE

17' 8" x 17' 7" (5.41m x 5.37m)

## 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



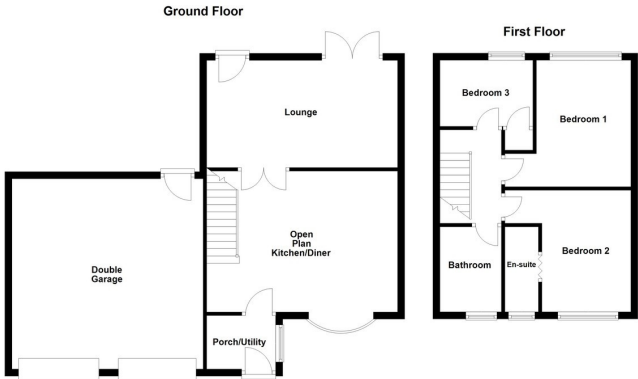
contract) prior to Solicitors being instructed.

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		87 B
69-80	C	73 C	
55-68	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