



St. Marys Way
Amington, Tamworth, , B77 3EZ

£259,950

Property Features

- Charming Semi-Detached Family Home
- Established & Sought After Location
- Welcoming Reception Hall
- Spacious Lounge/Diner
- Well-Appointed Kitchen
- Three Wonderful Bedrooms
- Attractive Rear Garden With Outbuildings
- Large Car Port & Detached Garage
- Close to Local Schooling
- No Onward Chain

Full Description

Welcome to this charming and excellently situated three-bedroom semi-detached family home, nestled within this sought-after locale and boasting an array of spacious accommodation throughout, this wonderful property provides a plethora of local amenities and commuter links just a stone's throw away.

GROUND FLOOR

The ground floor boasts an impressive layout, starting with a spacious through lounge that basks in natural light pouring through the bay window, effortlessly providing comfortable living and dining space, creating an ideal setting for entertaining or cosy family dinners. Sliding doors seamlessly offer access into the conservatory at the rear of the home, providing views over the attractive rear garden.

Adjacent to the dining room, discover a well-proportioned kitchen that exudes both style and functionality, hosting a timeless array of matching base units and tactile working surfaces.

ENTRANCE HALL

8' 5" x 5' 4" (2.57m x 1.64m)

LIVING AREA

13' 6" x 11' 5" (4.14m x 3.50m)

DINING AREA

9' 10" x 7' 6" (3.02m x 2.31m)

CONSERVATORY

11' 11" x 8' 1" (3.65m x 2.48m)



KITCHEN

12' 7" x 8' 10" (3.86m x 2.70m)

FIRST FLOOR

Upstairs, three well-proportioned bedrooms await, offering versatile accommodation options to suit your lifestyle. The main bedroom enjoys a tranquil outlook over the front aspect and boasts ample space. Bedrooms two and three mirror these qualities, offering versatile living space and flexibility to accommodate your evolving needs. The family bathroom features a matching three-piece suite complemented by quality tiled surrounds, with a separate WC found adjacent.

BEDROOM ONE

12' 5" x 10' 11" (3.80m x 3.35m)

BEDROOM TWO

12' 5" x 7' 9" (3.80m x 2.37m)

BEDROOM THREE

9' 8" x 6' 8" (2.95m x 2.04m)

BATHROOM

6' 8" x 5' 4" (2.05m x 1.64m)

SEPARATE WC

5' 4" x 2' 5" (1.64m x 0.75m)

OUTSIDE

REAR GARDEN

The private rear garden hosts a delightful combination of block-paved patios, neatly shaped lawns and is outlined by secure timber fencing, creating the perfect space for outdoor seating, dining, and entertaining. A range of outbuildings further enhance the appeal, with a spacious carport and detached single garage providing excellent storage potential in addition to a convenient external toilet.

CARPORT

29' 8" x 8' 6" (9.06m x 2.61m)

GARAGE

GARDENERS WC



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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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