

Zennor

Amington, Tamworth, B77 3RJ

Offers Over £270,000

Property Features

- Magnificent Semi-Detached Family Home
- Two Further Well-Sized Bedrooms
- Superb Open Plan Lounge/Diner
- Pleasant & Private Rear Garden
- Sleek Fitted Kitchen
- Quiet Cul De Sac Position
- Convenient Guest Cloakroom
- Minutes Away from Playing Fields, Countryside Walks and Canal Towpaths
- Main Bedroom & En Suite
- Freehold, Viewing Advised

Full Description

Nestled within the highly sought-after Amington Fields Estate, this beautifully appointed semi-detached home enjoys a prime position within a peaceful and private cul-de-sac. Offering a perfect blend of style, comfort, and convenience, this delightful residence is ideal for families seeking a serene yet well-connected setting.

GROUND FLOOR

Upon entering, a welcoming reception hall leads to a superb and spacious lounge/diner, thoughtfully positioned at the rear of the home. French doors provide a seamless transition to the rear garden, filling the space with natural light.

The well-designed kitchen boasts a timeless selection of base units and work surfaces, complemented by modern integrated appliances.

A convenient guest cloakroom completes the ground floor layout.

RECEPTION HALL

12' 8" x 6' 6" (3.87m x 2.00m)

OPEN PLAN LOUNGE/DINER

16' 8" x 13' 7" (5.09m x 4.16m)

FITTED KITCHEN

9' 9" x 8' 9" (2.99m x 2.69m)

GUEST CLOAKROOM

7' 4" x 3' 6" (2.25m x 1.07m)



FIRST FLOOR

Upstairs, the home features three generously sized bedrooms, including a stunning principal suite with a sleek en-suite bathroom.

The remaining two bedrooms offer flexible accommodation options, perfect for family living or home office space.

A stylish three-piece family bathroom further enhances the home's appeal.

BEDROOM ONE

10' 8" x 9' 1" (3.26m x 2.78m)

EN SUITE

3' 6" x 9' 1" (1.07m x 2.78m)

BEDROOM TWO

11' 9" x 8' 2" (3.60m x 2.51m)

BEDROOM THREE

8' 6" x 8' 2" (2.61m x 2.50m)

BATHROOM

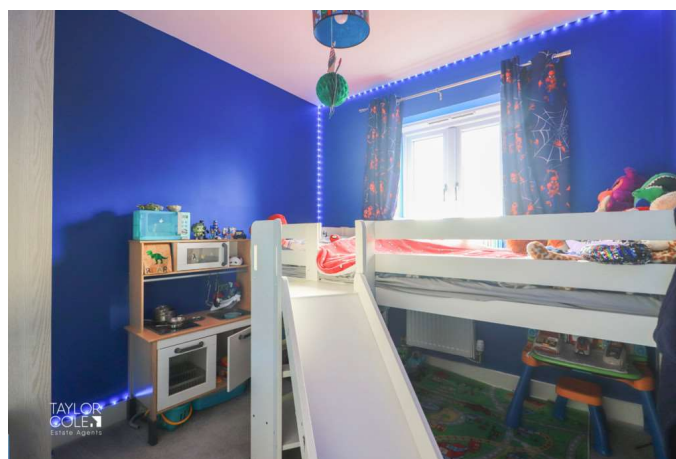
7' 3" x 7' 2" (2.22m x 2.19m)

OUTSIDE

REAR GARDEN

The beautifully landscaped rear garden provides a private and tranquil outdoor retreat, featuring paved pathways and lush lawns enclosed by secure timber fencing.

Beyond the garden, residents benefit from access to community playing fields, picturesque countryside walks, and scenic canal towpaths just minutes away.



ANTI MONEY LAUNDERING

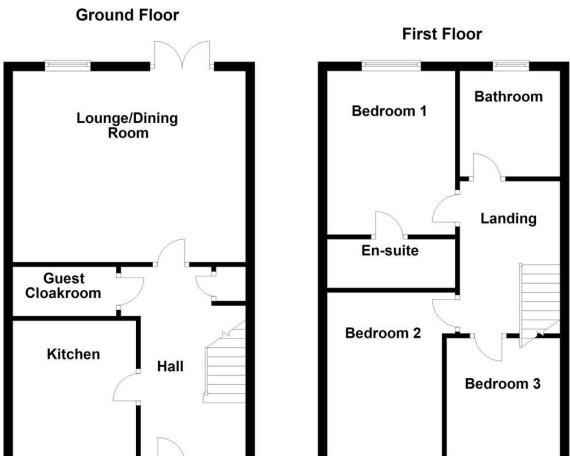
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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