



Seafield

Amington, Tamworth, B77 3QW

Offers Over £439,950

Property Features

- Immaculately Presented Detached Family Home
- Outstanding Plot with Enormous Potential
- Beautifully Appointed Interiors
- Spacious Lounge & Family Dining Room
- Wonderful Fitted Kitchen
- Main Bedroom, Fitted Wardrobes & En Suite
- Four Bedrooms, Two Baths
- Pristine & Private Rear Garden
- Generous Off Road Parking & Integral Garage
- Freehold & Close to Local Schooling

Full Description

Nestled within an exclusive cul-de-sac, this outstanding detached residence stands proudly on one of the most desirable plots in the prestigious 'Amington Fields' estate. Boasting an exceptional standard of presentation, this superb family home offers a perfect blend of elegance, space, and practicality. With beautifully curated interiors and generous external spaces, it provides a sanctuary of modern comfort while being conveniently close to excellent local schools, commuter links, and a wealth of shopping amenities.

THE FORE

From the moment you arrive, the home captivates with its immaculate frontage. A generous driveway offers ample off-road parking alongside a pristine lawn, with effortless potential for a detached garage in the future.

GROUND FLOOR

Stepping inside, the reception hall presents a warm and inviting atmosphere, offering access to the principal living spaces while leading gracefully to the first-floor landing. A well-appointed guest cloakroom adds to the convenience of the ground floor.

Designed for both grand entertaining and intimate family moments, the expansive open-plan layout effortlessly connects a stylish dining area at the front with a superb family lounge to the rear. A timeless archway defines the transition between spaces, while dual-aspect windows and elegant French doors flood the area with natural light, creating an airy and uplifting ambiance.

The beautifully designed fitted kitchen is a true centrepiece, featuring an exquisite selection of base units, sleek work surfaces, and high-quality integrated appliances. French doors provide direct access to the garden, seamlessly blending indoor and outdoor living. A separate utility room enhances functionality, housing additional appliances and the combination boiler.



ENTRANCE HALL

14' 11" x 6' 7" (4.57m x 2.01m)

LIVING ROOM

14' 8" x 12' 11" (4.48m x 3.95m)

DINING ROOM

10' 1" x 8' 10" (3.08m x 2.70m)

FITTED KITCHEN

13' 6" x 10' 8" (4.14m x 3.26m)

UTILITY ROOM

7' 9" x 6' 2" (2.37m x 1.88m)

GUEST CLOAKROOM

8' 2" x 3' 3" (2.51m x 1.01m)

FIRST FLOOR

Ascending to the first floor, the home continues to impress with four generously proportioned bedrooms, each immaculately presented.

Three of the bedrooms feature stylish fitted wardrobes, while the main bedroom benefits from a pristine en-suite bathroom. The fourth bedroom, currently utilized as a sophisticated home office, offers flexible accommodation options.

A stunning family bathroom completes the upper level, boasting a contemporary three-piece suite with high-quality tiled finishes.

BEDROOM ONE

11' 5" x 9' 8" (3.49m x 2.96m)

EN SUITE

7' 1" x 6' 0" (2.17m x 1.83m)

BEDROOM TWO

9' 6" x 9' 3" (2.92m x 2.84m)

BEDROOM THREE

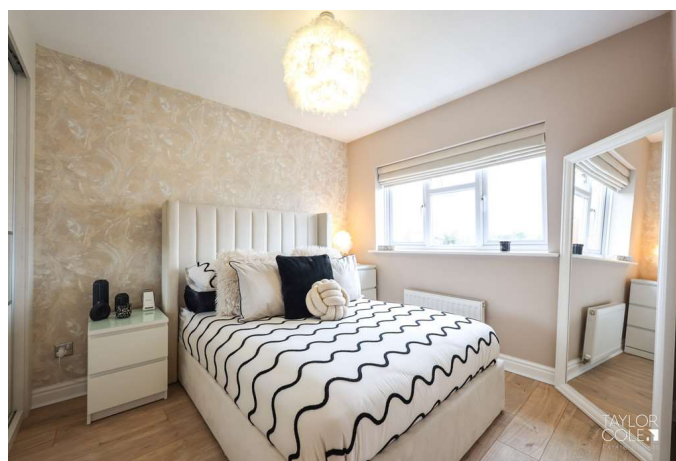
8' 5" x 8' 1" (2.57m x 2.48m)

BEDROOM FOUR

9' 6" x 7' 9" (2.91m x 2.37m)

BATHROOM

6' 5" x 5' 5" (1.97m x 1.66m)



OUTSIDE

REAR GARDEN

Designed for year-round enjoyment, the rear garden is a masterclass in elegant outdoor living. A resin-bound patio extends seamlessly from the home, creating a perfect setting for alfresco dining and entertaining. A beautifully maintained artificial lawn adds vibrancy, bordered tastefully by a low-level brick wall.

A second patio area at the rear provides a more intimate space, complemented by a charming summerhouse – an ideal retreat for relaxation or hosting guests. Enclosed by secure timber fencing and mature shrubbery, the garden ensures ultimate privacy and tranquillity.

GARAGE

ANTI MONEY LAUNDERING

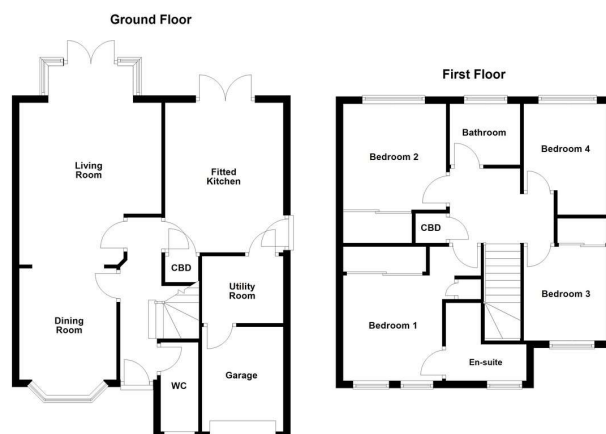
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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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