

Essington Close

Amington, Tamworth, Staffordshire, B77 4QZ

£290,000

# Property Features

- Immaculate Semi-Detached Family Home
- Charming Cul De Sac Position
- Stunning Internal Finishes
- Open Plan Kitchen/Diner
- Superb Family Lounge
- Main Bedroom, Fitted Wardrobes & En Suite
- Two Further Bedrooms
- Brilliant Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold

## Full Description

Nestled within the charming and contemporary 'Amington Fairway' development, formerly a thriving golf course, this immaculately presented and deceptively spacious semi-detached family home has been tastefully enhanced by its current owner, exuding warmth and modern elegance throughout.

At the front, a tarmacadam driveway provides ample off-road parking, while the home enjoys a prime position surrounded by stylish properties with easy access to local schools, commuter links, and shopping amenities.

### GROUND FLOOR

Stepping inside, you are welcomed by a bright and inviting ambience, with a conveniently located guest cloakroom just off the entrance.

The lounge offers a cosy yet generously proportioned living space, designed for relaxation with its warm tones and flexible layout options to accommodate various furnishings.

To the rear, the stunning open-plan kitchen and dining area boasts sleek base units, integrated appliances, and ample workspace. French doors open directly onto the well-maintained rear garden, seamlessly blending indoor and outdoor living.

### FAMILY LOUNGE

17' 7" x 12' 0" (5.38m x 3.68m)

### KITCHEN/DINER

16' 0" x 9' 10" (4.90m x 3.02m)





## GUEST CLOAKROOM

5' 3" x 3' 7" (1.62m x 1.11m)

## FIRST FLOOR

Upstairs, three well-proportioned bedrooms provide versatility to suit a variety of needs. The elegant primary suite is complemented by a stylish en-suite bathroom, complete with a high-quality three-piece suite and tasteful tiling.

The family bathroom echoes the en-suite's sophistication, also featuring a sleek three-piece suite.

## BEDROOM ONE

11' 2" x 9' 6" (3.41m x 2.91m)

## EN SUITE

9' 1" x 6' 7" (2.78m x 2.02m)

## BEDROOM TWO

10' 7" x 8' 10" (3.25m x 2.70m)

## BEDROOM THREE

9' 5" x 6' 11" (2.88m x 2.12m)

## BATHROOM

6' 10" x 5' 7" (2.10m x 1.71m)

## OUTSIDE

## REAR GARDEN

Outside, the rear garden presents a wonderful space for relaxation and entertaining, with a blend of paved patios and well-kept lawns. Secure timber fencing encloses the area, ensuring privacy and a peaceful retreat.



ANTI MONEY LAUNDERING

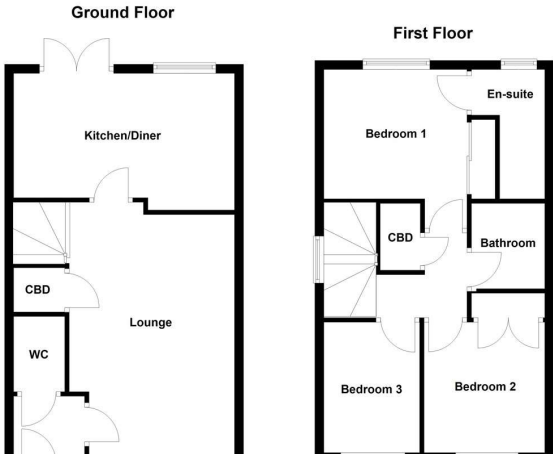
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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 number provided.



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