



**Briar**  
Amington, Tamworth, , B77 4DZ

£294,500

# Property Features

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- Thoughtfully Extended Detached Family Home
- Excellent Family Lounge & Dining Room
- Well-Presented Fitted Kitchen
- Conservatory & Home Office/Fourth Bedroom
- Three Excellent Bedrooms
- Attractive Shower Room
- Low-Maintenance Rear Garden
- Integral Garage & Separate Garage Store
- Ample Off Road Parking
- Close to Local Schooling & Commuter Links

## Full Description

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Nestled within a highly sought-after residential area, this beautifully appointed and thoughtfully extended detached family home offers a perfect blend of modern elegance and versatile living.

Designed with comfort and practicality in mind, the property boasts generous living spaces and sleek contemporary finishes throughout, making it an ideal choice for a wide range of potential buyers, having a newly fitted kitchen, boiler and windows all within recent years.

### GROUND FLOOR

Upon entering the home, you are welcomed into a spacious ground floor that has been carefully arranged to suit modern family living.

At the front of the property sits a superb family lounge, filled with natural light and centred around a striking feature fireplace, creating a warm and inviting atmosphere. Adjacent to the lounge is a brilliant dining room that seamlessly opens into the fitted kitchen, encouraging open-plan living and ease of entertaining.

The kitchen itself is wonderfully presented, showcasing a stylish selection of base units, generous working surfaces, and integrated appliances for a sleek, streamlined appearance. From the dining area, sliding doors lead into a radiant conservatory—a true highlight of the home—offering tranquil views of the garden and French doors that open out for seamless indoor-outdoor living.

Additionally, a unique single-storey extension adds valuable flexibility to the layout and currently serves as a home office or fourth bedroom, perfect for those in need of dedicated work-from-home space or multigenerational living.



#### ENTRANCE HALL

4' 10" x 4' 7" (1.49m x 1.42m)

#### LOUNGE

14' 2" x 12' 6" (4.32m x 3.82m)

#### DINING ROOM

8' 7" x 7' 6" (2.62m x 2.29m)

#### FITTED KITCHEN

16' 9" x 7' 3" (5.11m x 2.22m)

#### CONSERVATORY

12' 4" x 7' 3" (3.76m x 2.22m)

#### OFFICE/BEDROOM FOUR

13' 4" x 6' 7" (4.07m x 2.01m)

#### FIRST FLOOR

Upstairs, the first floor offers three excellent bedrooms, two of which provide spacious double proportions, while all three benefit from built-in storage. The third bedroom is a versatile space, easily adaptable to suit a variety of uses such as a nursery, guest room, or study.

Completing the internal accommodation is an attractive family shower room, finished to a high standard with a modern three-piece suite including a walk-in shower enclosure, bespoke vanity unit, and stylish tiled surrounds that enhance the contemporary feel of the home.

#### BEDROOM ONE

11' 5" x 9' 5" (3.50m x 2.89m)

#### BEDROOM TWO

9' 5" x 9' 1" (2.89m x 2.78m)

#### BEDROOM THREE

6' 4" x 5' 4" (1.94m x 1.65m)

#### SHOWER ROOM

5' 8" x 5' 8" (1.73m x 1.73m)

#### OUTSIDE

#### REAR GARDEN

Externally, the rear garden has been tastefully landscaped to deliver a low-maintenance outdoor haven. A composite



decked seating area provides the perfect spot for alfresco dining or relaxing in the sun, leading down to a slab-paved patio at the rear of the home.

A vibrant artificial lawn occupies the heart of the garden, framed by timber sleepers and mature flowerbeds that bring colour and charm to the plot, all thoughtfully arranged to create a private and peaceful retreat.

## GARAGE STORE

## 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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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