



Blithbury Close

Amington, Tamworth, Staffordshire, B77 4FP

£323,000



# Property Features

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- Well Presented Four Bedroom Home
- Four Spacious Bedrooms
- Generous Driveway
- Private En-Suite
- Freehold
- Open Plan Kitchen/Dining area
- Nearby Amenities
- Self Contained Garden
- Desirable Location
- Immaculately Presented

## Full Description

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A beautifully presented and well maintained four-bedroom Semi detached home situated in a popular residential area. Boasting a spacious layout over three floors, the property features a modern kitchen/diner, bright and airy living room, generous bedroom accommodation, and rear garden ideal for modern family living.

Located on the very popular "Amington Fairway Estate." this property is ideally located from local amenities and highly regarded schools.

### THE FORE

The attractive property is set back between a paved driveway for two cars, a low maintenance fore garden.

### GROUND FLOOR

Upon entering the property, you are greeted by an attractive entrance hall that sets the tone for the rest of the home. A convenient downstairs WC is perfectly positioned for guests, while the bright and airy lounge offers a welcoming space to relax, enhanced by French doors that open directly onto the rear garden. The spacious kitchen/diner is ideal for both everyday family living and entertaining, offering ample room for dining and meal preparation. Generous under-stairs storage adds further practicality to this well-designed ground floor layout

### LIVING ROOM

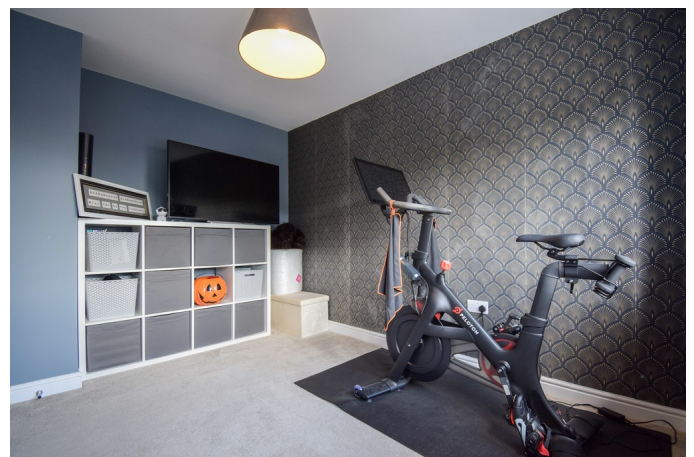
16' 7" x 10' 0" (5.05m x 3.05m)

### KITCHEN/DINER

15' 4" x 9' 6" (4.67m x 2.9m)

### DOWNSTAIRS WC

6' 0" x 3' 0" (1.83m x 0.91m)



## THE FIRST FLOOR

The first floor offers three generously sized bedrooms, each providing comfortable and versatile accommodation ideal for families or those needing additional space for a home office or guest room. A well-appointed family bathroom serves the floor, featuring a modern suite and tasteful finishes.

### BEDROOM

15' 5" x 8' 7" (4.7m x 2.62m)

### BEDROOM

11' 28" x 9' (4.06m x 2.74m)

### BEDROOM

9' 8" x 7' 5" (2.95m x 2.26m)

### BATHROOM

6' 1" x 7' 3" (1.85m x 2.21m)

## SECOND FLOOR

The second floor is dedicated to a spacious and private master suite, offering a peaceful retreat from the rest of the home. The landing provides useful built-in storage, while the impressive master bedroom boasts generous proportions. A contemporary en-suite shower room completes this luxurious top-floor haven, perfectly suited for modern living

### MASTER BEDROOM

12' 3" x 13' 1" (3.73m x 3.99m)

### ENSUITE

4' 9" x 7' 6" (1.45m x 2.29m)

## THE REAR

Outside, the rear garden offers a perfect space for entertaining featuring a combination of slab-paved patios, well-kept lawns, and secure timber fencing, creating a private and serene outdoor space

## 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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