



Sharpe Street  
Amington, Tamworth, , B77 3HZ

£289,950



# Property Features

- Stunning three-bedroom semi-detached home in sought-after Amington location
- Offered with no onward chain – ideal for a swift and stress-free purchase
- Tarmac driveway with off-road parking and upper garage access
- Attractive front lawn with mature evergreens and shrubbery for privacy
- leading to well-equipped kitchen with bow window to front
- Generous rear living room with traditional cast iron fireplace and garden views
- Side porch providing convenient access between front and rear gardens
- Two double bedrooms with fitted wardrobes and lovely rear aspect views
- Modern family bathroom with three-piece suite and Worcester Bosch combination boiler
- Beautiful rear garden with patio areas, shaped lawn, and mature borders

## Full Description

Nestled in the highly desirable area of Amington, this beautifully presented three-bedroom semi-detached property offers generous living accommodation, charming traditional features and stunning gardens – all with the added benefit of no onward chain. Ideal for families or buyers seeking a well-established home in a sought-after location, this residence must be viewed to fully appreciate its appeal.

### THE FORE

The front of the property is approached via a tarmac driveway providing excellent off-road parking facilities. A neat front lawn adds kerb appeal, bordered by mature evergreens and established shrubbery that create a sense of privacy. A continuing pathway leads to the side porch, while the up and over garage door gives access to the garage. The main entrance is located beneath a charming canopy storm porch.

### GROUND FLOOR

Entry to the property is granted via the front entrance door into a welcoming hallway that runs through the ground floor, providing access to all principal rooms. The kitchen is positioned to the front of the home and offers a range of matching wall and base units complemented by solid wood work surfaces. A beautiful bow window to the front aspect fills the space with natural light.

To the rear of the property lies the spacious living room, boasting a stunning outlook over the superb rear garden. This room is ideal for both lounge and dining furniture and features a striking traditional cast iron fireplace with tiled surround, perfect as a focal point for relaxed family living. Additional ground floor benefits include a useful under-stairs storage cupboard and access to the side porch, which connects both front and rear gardens with ease.





## LIVING ROOM

18' 4" x 12' 0" (5.59m x 3.66m)

## KITCHEN

6' 9" x 11' 9" (2.06m x 3.58m)

## FIRST FLOOR

The first floor hosts three well-proportioned bedrooms. Bedrooms one and two are positioned to the rear, each offering captivating views over the garden, generous double space, and fitted wardrobes. The third bedroom sits at the front of the property, also benefitting from fitted wardrobes and a dedicated dressing area.

A family bathroom completes the first-floor layout, offering a three-piece suite, window to the front aspect, and access to an airing cupboard that houses the Worcester Bosch combination boiler.

## BEDROOM ONE

8' 9" x 15' 3" (2.67m x 4.65m)

## BEDROOM TWO

9' 1" x 12' 0" (2.77m x 3.66m)

## BEDROOM THREE

8' 9" x 9' 0" (2.67m x 2.74m)

## BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m)

## THE REAR

The beautifully maintained rear garden begins with a slab-paved patio area-perfect for outdoor seating and entertaining. A shaped lawn extends beyond, surrounded by mature borders, evergreens, and established shrubbery that provide year-round colour and privacy. To the far end of the garden, a further block-paved patio area offers additional space for relaxing or al fresco dining.

## 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.

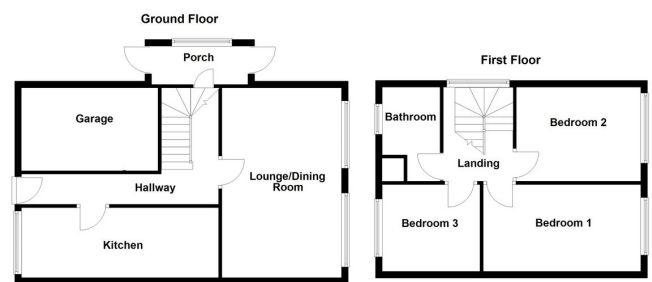
## TENURE



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