



Barlston Way  
Amington, Tamworth, , B77 4FS

£439,000

# Property Features

- A beautiful Three-Bed Detached Home.
- Stunning Modern Designed Open-Plan Kitchen
- Spectacular Landscaped Rear Garden for families to enjoy.
- Three Evenly Spacious Bedrooms.
- Bright And Cosy Living Areas.
- A Leamington Lifestyle Model.
- Detached Garage.
- Three Huge Private En-suits For Each Bedroom.
- Private Owned Driveway.
- Freehold.

## Full Description

This beautifully presented three bedroom, three bathroom detached home offers stylish and functional living space across two floors. Ideal for modern family life, the property boasts a spacious kitchen/dining area, multiple en-suites, and a landscaped rear garden, all set upon this popular newly built development.

### THE FORE

The attractive property is set back from the road with a smartly paved driveway and a manicured front lawn. The entrance door, centrally located, leads directly into the welcoming hallway and provides access to both floors. To the side of the home is the tandem driveway which takes you to the garage and side entrance gate.

### GROUND FLOOR

Upon entering, you are greeted by a bright hall with access to a convenient downstairs W.C. and a staircase to the first floor. To the left, the lounge features a front bay window, offering ample natural light and a comfortable space for relaxing.

To the rear, the heart of the home is the expansive kitchen/dining room, perfect for family meals and entertaining. French doors open onto the garden, seamlessly blending indoor and outdoor living. Adjacent to the kitchen is a practical utility room, complete with external access and plumbing for laundry appliances.

### LIVING ROOM

17' 54" x 11' 79" (6.55m x 5.36m)

### OPEN PLAN KITCHEN / DINING / FAMILY ROOM

### OPEN KITCHEN / DINING AREA



12' 99" x 12' 54" (6.17m x 5.03m)

#### FAMILY AREA

12' 42" x 13' 18" (4.72m x 4.42m)

#### LAUNDRY ROOM

6' 46" x 5' 81" (3m x 3.58m)

#### DOWNSTAIRS BATHROOM

5' 85" x 6' 50" (3.68m x 3.1m)

#### FIRST FLOOR

The upper floor includes three well appointed bedrooms and three bathrooms. The main bedroom benefits from a front-facing bay window, a private dressing room, and a spacious en-suite bathroom featuring both a bath and separate shower.

The second bedroom, overlooking the rear garden, also includes an en-suite shower room. The third bedroom, equally generous in size, has its own en-suite, making it ideal for guests or growing families.

#### BEDROOM ONE

11' 81" x 13' 45" (5.41m x 5.11m)

#### BEDROOM ONE DRESSING AREA

5' 43" x 8' 28" (2.62m x 3.15m)

#### BEDROOM ONE EN-SUITE

12' 98" x 7' 7" (6.15m x 2.31m)

#### BEDROOM TWO

13' 22" x 9' 26" (4.52m x 3.4m)

#### BEDROOM TWO EN-SUITE

3' 95" x 6' 95" (3.33m x 4.24m)

#### BEDROOM THREE

11' 34" x 11' 38" (4.22m x 4.32m)

#### BEDROOM THREE EN-SUITE

6' 63" x 5' 44" (3.43m x 2.64m)

#### THE REAR

The rear garden has been professionally landscape and is accessed via double doors from the kitchen. Two porcelain patio areas both offer space for seating, entertainment and al fresco dining, while the lawn is bordered with mature



plants and fencing for privacy. There is also side access to the front of the house and garage access.

#### ANTI MONEY LAUNDERING

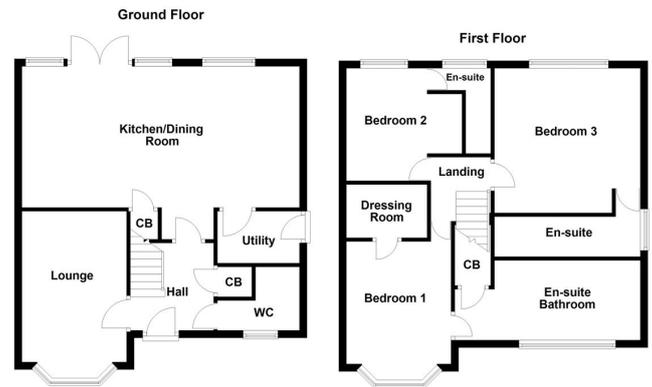
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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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