



Emberton Way  
Amington, Tamworth, B77 3QQ

Guide Price £499,950

# Property Features

- Impressive four-bedroom detached family home.
- Stunning open-plan kitchen/dining/sitting area.
- Separate spacious living room with media wall.
- Principal bedroom with modern en-suite shower room.
- Utility room and ground floor WC.
- Integral garage and generous driveway parking.
- Landscaped rear garden with patio and lawn.
- Contemporary family bathroom.
- Sought after residential development
- Beautifully presented throughout

## Full Description

An exceptional four-bedroom detached family home offering spacious and versatile accommodation, finished to a high modern standard throughout. This superb property is ideal for growing families, combining open-plan living with separate reception space and generous bedrooms. Occupying a prime corner position on Emberton Way in Tamworth, this outstanding four bedroom detached family home has undergone an extensive programme of upgrading, remodelling and a single storey extension to the rear to create a truly show home standard property. The property consists of a contemporary, design led living space, with high end finishes, bespoke media walls, feature lighting and a stunning open-plan kitchen/family room with roof lantern.

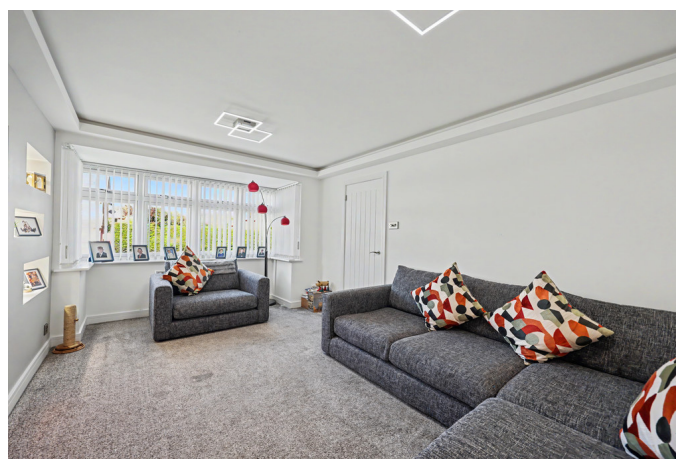
### THE FORE

Set on an enviable corner plot, the property benefits from a generous driveway providing ample off-road parking alongside access to the integral garage which is accessible via a roller shutter door. The smart resin style driveway and well maintained frontage immediately reflects the quality found inside. The property enjoys additional space to the side due to its plot position, enhancing both privacy and kerb appeal.

### GROUND FLOOR

A welcoming entrance hall with built in storage and a modern guest WC leads through to a beautifully presented living room. This space has been thoughtfully designed with a bespoke media wall incorporating inset shelving, feature lighting and a statement recessed television area, creating a stylish yet comfortable setting.

To the rear, the property has been extended to deliver a breathtaking open-plan kitchen/dining/family room. Flooded



with natural light from large bi-folding doors and a striking roof lantern. The kitchen itself features sleek cabinetry, quality work surfaces and a central island with inset hob and extractor, forming both a functional workspace and a social focal point. Herringbone flooring flows throughout, enhancing the sense of quality and continuity. The extended family area showcases a further bespoke slatted feature wall with integrated lighting and media installation, adding architectural interest and a luxury feel. There is ample space for dining, relaxed seating and even a games or entertaining area. A separate utility room provides additional storage and appliance space.



#### LIVING ROOM

14' 8" x 10' 5" (4.47m x 3.18m)

#### OPEN PLAN KITCHEN/SITTING/DINING ROOM

21' 4" x 20' 4" (6.5m x 6.2m)

#### UTILITY ROOM

10' 1" x 6' 2" (3.07m x 1.88m)

#### WC

4' 7" x 3' 3" (1.4m x 0.99m)



#### FIRST FLOOR

Upstairs, the quality continues with four well proportioned bedrooms arranged around a central landing. The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. The remaining bedrooms offer flexibility for family life, guest accommodation or home working, all presented to a high standard in keeping with the rest of the home. A modern family bathroom completes the first floor accommodation.

#### BEDROOM ONE

14' 3" x 12' 8" (4.34m x 3.86m)

#### BEDROOM ONE EN-SUITE

7' 4" x 3' 9" (2.24m x 1.14m)

#### BEDROOM TWO

11' 9" x 10' 2" (3.58m x 3.1m)

#### BEDROOM THREE

13' 7" x 7' 8" (4.14m x 2.34m)

#### BEDROOM FOUR

7' 9" x 7' (2.36m x 2.13m)



## BATHROOM

6' 8" x 6' (2.03m x 1.83m)

## THE REAR

The enclosed rear garden is mainly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. In addition to the garden within the boundary wall, the grassy area to the side of the garden, located outside the wall, also forms part of the property's land, offering further outdoor space and potential for landscaping or extension (subject to the necessary permissions). This generous plot provides an excellent and private environment for families to enjoy.

## GARAGE

16' 8" x 8' 1" (5.08m x 2.46m)

## 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