



The Croft, Tamworth
, B79 0HY

**Offers In Excess Of
£625,000**



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EXCLUSIVE

The Croft, Tamworth

DESCRIPTION

Set in the heart of rural North Warwickshire, HUNTERS TAMWORTH are delighted to offer FOR SALE a superb traditional detached family home, in the popular village location of Warton.

Situated on a substantial plot at the end of a quiet cul-de-sac, the property benefits from spectacular views to the rear overlooking the neighbouring villages and countryside. whilst maintaining privacy and tranquillity.

Located within the friendly community of Warton itself there is a local shop, public house, church and an excellent primary school. The property is also within the catchment for the popular Polesworth secondary school.

The property is on a local bus route and also transport links to the junctions 10 & 11 of the M42 are just a short drive away.

This stunning property boasts an abundance of character and charm throughout with a few modern twists and In brief comprises;

Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Study, Conservatory, Principal bedroom with En-suite, 3 further bedrooms, Modern family shower room, Ample parking with detached double garage and substantial rear gardens.

There is also an option for additional land to be purchased which is currently being used as a Pony Paddock.

The property would make the perfect home for families looking to upsize to a pleasant rural location.

Viewing is highly recommended to truly appreciate the space this property has to offer.



ROOMS

Entrance Hallway

Accessed via the frontage of the property, the welcoming entrance hallway is tiled to the floor with contrasting borders, stairs leading the first floor, a storage cupboard, radiator, ceiling lighting, an attractive stained glass window to the front. All doors lead off to:

Lounge

15'4" x 14'

Double glazed crescent bay window to the front, a feature fireplace with duel fuel wood burning stove, storage cupboard and shelving. There is carpet the floor, a picture rail, ceiling light and multiple power points.

Dining Room

14' x 13'2"

2 x double glazed windows to the rear, carpet to the floor, a plate rack, ceiling light, radiator and multiple power points.

Breakfast Kitchen

14'8" x 13'1"

There is a range of wall and base units with a Belfast sink and granite worktops, splashback and upstands. There is a 'Range-master' oven and various integrated appliances. There is also an original corner cupboard. Double aspect double glazed windows to the front and side of the property and an internal window to the office. The floor is fully tiled. There are ceiling downlights, multiple power points, a radiator and a doorway that leads to the utility room.

Utility Room

9'9" x 6'7"

Double glazed window and door opening onto the side of property. A base unit with stainless steel sink and space for under-counter appliances, With tiles to the floor, a ceiling light, power points and door to the WC.

WC

Double glazed window to the side. A modern style low level flush WC and hand basin. Tiles to the floor and part tiled walls, Wall mounted heated towel rail, and ceiling light.

Study / Activity Room

13'9" x 11'10"

Double glazed window and glazed French doors leading out to the conservatory. There are wall and base cupboard/units, tiles to the floor, ceiling light, radiator and multiple power points.

Conservatory

20'11" x 11'4"

Glazed to 3 sides with French doors to the rear and side, leading to the stunning rear near garden area. Fully tiled to the floor with ceiling lights and power points.

Principal Bedroom

15'10" x 11'3"

Double glazed window to the front. An ornate fireplace and built-in storage cupboards. There is carpet to the floor, a picture rail, ceiling light radiator and multiple power points. Doorway to the principle en-suite bathroom.

En-suite

16'8" x 5'9"

Double glazed window to the rear. A 3 piece bathroom suite comprising of a low level flush WC, pedestal basin and bathtub. Tiles to the floor and partly to the walls/splashbacks. There is a built in wardrobe/cupboard, radiator and 2 x ceiling lights.

Bedroom 2

15'1" x 14'1"

Double glazed window to the front and side. An ornate fireplace and storage cupboard. There is carpet to the floor, a picture rail, ceiling light, radiator and multiple power points.

Bedroom 3

14'1" x 13'3"

Double glazed window to the rear and side. An ornate fireplace, built in cupboard and surface. There is carpet to the floor, a picture rail, ceiling light radiator and multiple power points.

Bedroom 4

8'9" x 7'

Double glazed window to the rear. There is carpet to the floor, ceiling light radiator and multiple power points.

Family Shower Room

16'8" x 5'9"

Double glazed window to the rear, Stylish modern suite comprising Low level flush WC, wall mounted basin and 'walk through' double shower with glazed panel. Full height modern wall and floor tiles. There is a built in airing cupboard, ceiling downlights and a towel radiator.

Double Garage

14'9" x 13'9"

There is a detached double garage to the side external area of the property. With an 'up & over' garage door, lighting and power points.

External Areas

The frontage of the property is paved to the boundary with dwarf hedging and a variety of plants and shrubs. The detached double garage is located to the front/side of the property, leading through to gated further parking for multiple vehicles with a Cotswold stone gravelled driveway with dwarf hedging borders.

The excellent rear gardens of the property are in 2 sections. The near garden has a paved patio with steps leading onto a lawned area with a gravel pathway, borders of mature shrubs, trees and plants and hedging. There is also an outbuilding with power. The far garden is laid to lawn with a neat arrangement of vegetable plots, greenhouses, flower beds, trees, shrubs and wild flowers, contained within hedged borders.

There is also an option for additional land to be purchased which is currently being used as a Pony Paddock.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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