



45 The Beck, Elford
Tamworth B79 9BT

Downes & Daughters
ESTATE AGENCY

45 The Beck, Elford Tamworth B79 9BT £315,000

A quintessential two bedroom 'Elford Cottage' with the rare benefit of extensive private driveway parking, and delightful fore and rear gardens. This attractively presented home has undergone major refurbishment and extension in 2019 and the stylishly designed accommodation is arranged over two floors and is located at the heart of one of Staffordshire's most popular villages. The surprisingly spacious interior extends to over 800 square feet with the inherent charm of the building blending with some more contemporary twists. The ground floor offers an oak porch entrance, hallway, living room with inglenook fireplace and log burner, stunning kitchen diner, utility and luxury ground floor bathroom. The first floor boasts a master bedroom, loft access and a second double bedroom.

Externally the 'perfect package' is completed with a beautifully presented fore garden and private driveway and a rear garden providing shaped lawn, rear patio/storage area and gated side access.

Viewing is essential to appreciate the abundant charm of this property and the attributes rarely found with a property of this age.

GROUND FLOOR

Open Porch Entrance • Hallway • Ground Floor Luxury Bathroom • Living Room With Inglenook Fireplace & Log Burner • Opulent Dining Kitchen With Large Island • Utility Room With Access To Rear Garden

FIRST FLOOR

Landing • Bedroom One With Fitted Wardrobes & Loft Access • Bedroom Two

OUTSIDE

Extensive Block Paved Private Driveway • Stylishly Planted Raised Borders • Front Patio Seating Area • Manicured Hedge Boundary • Lawned Rear Garden With Herbaceous Borders & Vegetable Beds • Rear Patio / Storage Area • Gated Access To Pedestrian Right Of Way

FURTHER INFORMATION

Freehold • Council Tax Band B • Re-plastered Throughout • Re-wired With Network Points In Each Room • New Boiler & Heating • New Floor





5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099
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Total area: approx. 75.4 sq. metres (811.2 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	Minimum
Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
Current	Minimum
England & Wales 2020/9/IEC	
EU Directive	
2002/9/IEC	

Energy Efficiency Rating	
Current	Minimum
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (38-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
Current	Minimum
England & Wales 2020/9/IEC	
EU Directive	
2002/9/IEC	

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