



Elizabeth Grove The Beck, Elford  
Tamworth B79 9BX

Downes & Daughters  
ESTATE AGENCY

## Elizabeth Grove The Beck, Elford Tamworth B79 9BX Offers over £600,000

An exceptional four bedroom detached family home on an exclusive development of just eight executive dwellings at the very heart of this picturesque and popular Staffordshire village. Constructed by Cooper Homes, a local, family run, developer with a reputation for attractive, select, developments finished to an exacting standard. These properties add to their, already impressive, portfolio and occupy an enviable position in the most central location possible.

Plot 5 offers an attractive plot towards the rear of the development with a wonderfully private lawned rear garden and private driveway parking to the front. The internal accommodation extends to 1,865 square feet with the ground floor boasting a showpiece kitchen diner and family room with bi-fold access to the rear garden, formal living room, entrance hallway, utility room and guest cloakroom. The first floor is equally impressive with two bedroom suites with en suite shower rooms, two further bedrooms, a family bathroom and separate shower room.

Viewing is essential to appreciate the level of finish and exacting standard of these luxury homes.

### GROUND FLOOR

Reception Hallway • Living Room • Showpiece Kitchen Diner & Family Room With Bi-Fold Access To Rear Garden • Utility Room • Guest Cloakroom

### FIRST FLOOR

Elegant Landing • Principal Bedroom Suite With En Suite Shower Room • Bedroom Suite Two With En Suite Shower Room • Bedroom Three • Bedroom Four • Family Bathroom • Shower Room

### OUTSIDE

Private Driveway Parking • Lawned Fore Garden • Integral Garage With EV Charger & Electric Roller Door • Landscaped Rear Garden With Shaped Lawn & Patio Seating Area

### FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Heating Via Air Source Heat Pump • Mains Electricity, Water & Sewerage • Energy Rating ?







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 www.downesanddaughters.co.uk



Total area: approx. 173.3 sq. metres (1865.8 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(29 pphs)
A	(41-91)
B	(69-80)
C	(95-88)
D	(138-84)
E	(211-80)
F	(271-69)
G	(412-59)
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1120)
EU Directive 2002/91/EC	

  

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(29 pphs)
A	(91-101)
B	(69-80)
C	(95-88)
D	(138-84)
E	(211-80)
F	(271-69)
G	(412-59)
Not energy efficient - higher running costs	(1120)
EU Directive 2002/91/EC	