



**Main Road  
Newton Regis  
Tamworth  
B79 0NA**

We are delighted to offer for sale this character cottage located in the heart of the village of Newton Regis.

The property must be viewed to be fully appreciated.

*Exclusive Town & Country Homes*

**Asking price £625,000**

White Cottage Main Road, Newton Regis, Tamworth, Staffordshire, B79 0NA

We are delighted to offer for sale this detached cottage which has been beautifully presented and being full of character. The original part of the cottage dates back to at least 200 years ago and has been stripped back and extended over the years to produce a stunning property with the benefits of being newly renovated but full of character features.

The property offers excellent accommodation and is located in the centre of the village of Newton Regis which has village church, famous duck pond, the public house 'The Queens Head', primary school, tennis courts, playground and village hall. The village is surrounded by countryside and numerous rural walks.

The property has delightful spacious gardens and really must be viewed to be fully appreciated.

The accommodation itself comprises briefly of:

- \* Entrance hallway \* Inner hallway \*
- \* Utility room \* Downstairs w.c \*
- \* Garage \* Kitchen \* Dining room \*
- \* Lounge \* Snug \*
- \* Landing \* Four bedrooms \*
- \* Bathroom \* Shower room \*
- \* Double glazing \* Gas central heating \*
- \* Good sized side driveway \* Spacious wrap around gardens \*
- \* Central village location \*
- \* MUST BE VIEWED TO BE FULLY APPRECIATED \*

The accommodation comprises in further detail:

ASKING PRICE £625,000

#### TO THE GROUND FLOOR

##### ENTRANCE HALLWAY

Via wooden multipaned stable door having natural stone flooring open archway through to kitchen and leads through to:



### **INNER HALLWAY**

Having a continuation of natural stone flooring, radiator, stairs off with understairs storage cupboard.

### **UTILITY ROOM 7'5" x 5'3" (2.27 x 1.62)**

Having a continuation of natural stone flooring, radiator, double glazed multipaned window, work surfaces with ceramic tiling above, under counter central heating boiler, space and plumbing for automatic washing machine, space for tumble dryer, extractor, fuse board and door leading through to garage and door to w.c.

### **DOWNSTAIRS W.C**

Having a continuation of tiled flooring, w.c, radiator, wash basin with ceramic tiling above and extractor.

### **RE-FITTED KITCHEN 10'5" x 11'3" (3.2 x 3.43)**

Having a continuation of natural stone tiled flooring, exposed beams to archway, two double glazed multipaned windows, ceiling down lighters and feature track lights, granite work surfaces with ceramic tiling above, ceramic one and half sink, drainer and mixer tap over. Range of base cupboards and drawers, space for dishwasher, space for stand up fridge freezer, range of wall cupboards, low level double oven with electric hob and extractor over, radiator and archway leading to lobby having multipaned door to the garden, door leading to the dining room and feature exposed brick wall.

### **DINING ROOM 10'4" x 10'3" (3.17 x 3.13)**

Having double glazed multipaned window, exposed ceiling beams, feature inglenook style fireplace with exposed brick work, stone hearth and feature lighting, radiator, wall light points and double doors leading into:

### **LOUNGE 10'11" x 15'3" (3.34 x 4.67)**

Having double glazed multipaned French doors leading out to the garden, side double glazed multipaned window, radiator, wall lights, stone fireplace with log burner inset and double doors which lead through to:

### **SNUG/PLAYROOM 15'4" x 8'4" (4.68 x 2.55)**

Having double glazed multipaned window and radiator.

### **TO THE FIRST FLOOR**

#### **LANDING**

Having split staircase, wooden banister, exposed feature beams, two radiators, large fitted storage cupboard and velux roof light.

### **BEDROOM ONE 16'11" x 11'1" (5.18 x 3.39)**

Having double glazed multipaned window, radiator, loft access, range of fitted wardrobes including mirror fitted wardrobes and ceiling down lighters.

### **BEDROOM TWO 17'6" x 8'3" (5.34 x 2.52)**

Having double glazed multipaned window, ceiling down lighters, loft access, radiator and two double fitted wardrobes.



**BEDROOM THREE 11'3" x 10'4" max (3.44 x 3.15 max)**

Having two double glazed multipaned windows, radiator, exposed ceiling beams and loft access.

**BEDROOM FOUR 10'3" x 10'5" x 13'3" max (3.14 x 3.19 x 4.05 max)**

Having double glazed multipaned window, exposed ceiling beams, loft access, ceiling down lighters, exposed floorboards, cast iron fireplace and double fitted wardrobe and radiator.

**FAMILY BATHROOM**

Having double glazed multipaned window, ceramic tiling to the walls, pedestal wash basin, w.c, corner bath with power shower above, ceiling down lighters, loft access and radiator.

**SHOWER ROOM**

Having double glazed multipaned window, loft access, towel rail, corner large double walk in shower with rainfall head and detachable head, w.c, bowl sink on vanity stand, ceiling down lighters, extractor and shaver socket.

**TO THE EXTERIOR**

To the front of the property there are double wooden gates which lead to a tarmacadam driveway with ample parking for numerous cars having planted gravel border, hard standing for shed, gate leading through to garden and leading up to:

**INTEGRAL GARAGE 15'10" x 8'5" (4.84 x 2.58)**

Having up and over door to the front, power and lighting and door leading from utility room.

Spacious garden which wrap around the property with beautiful planted borders, lawn, range of fruit trees, brick path which leads to a beautiful paved patio area, further hard standing for shed, large mature borders, vegetable patch and hard standing for greenhouse. There is an old well in the garden which has been filled in but leaves a beautiful feature.

The gardens do need to be viewed fully appreciated.

**GENERAL INFORMATION**

**SERVICES**

We understand all main services are connected.

**TENURE**

We understand the property is freehold. However, further verification must be sought from the vendors solicitors.

**VIEWING**

By prior appointment with Mark Evans & Company on 01827 311300



### **COUNCIL TAX**

We understand this property is Council Tax Band "E". However, this should be verified by any intending purchaser.

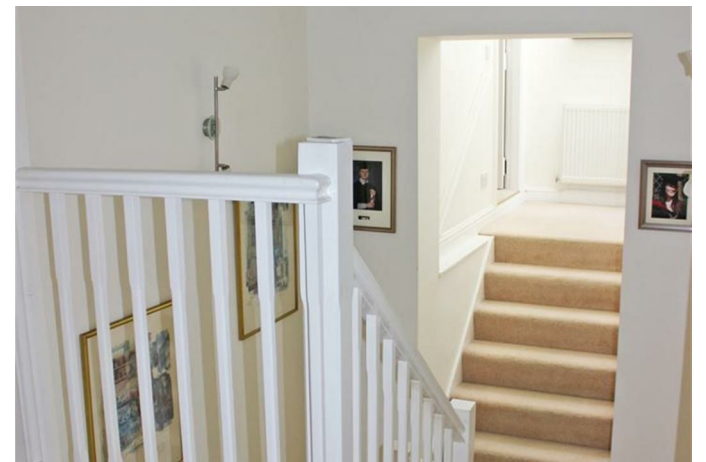
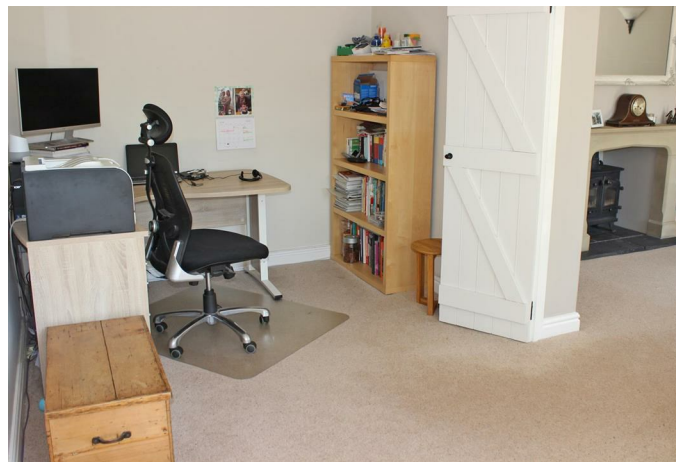
### **DISCLAIMER**

DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

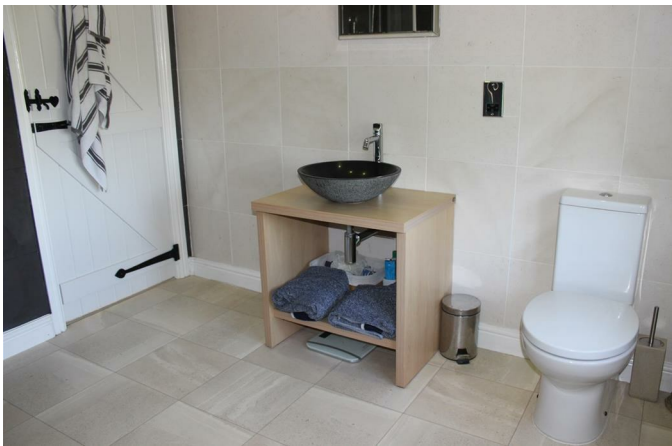
### **FIXTURES AND FITTINGS**

Some items may be available subject to separate negotiation. We would advise any intending purchaser to verify what will be included in the sale of this property and confirm this with their solicitors.



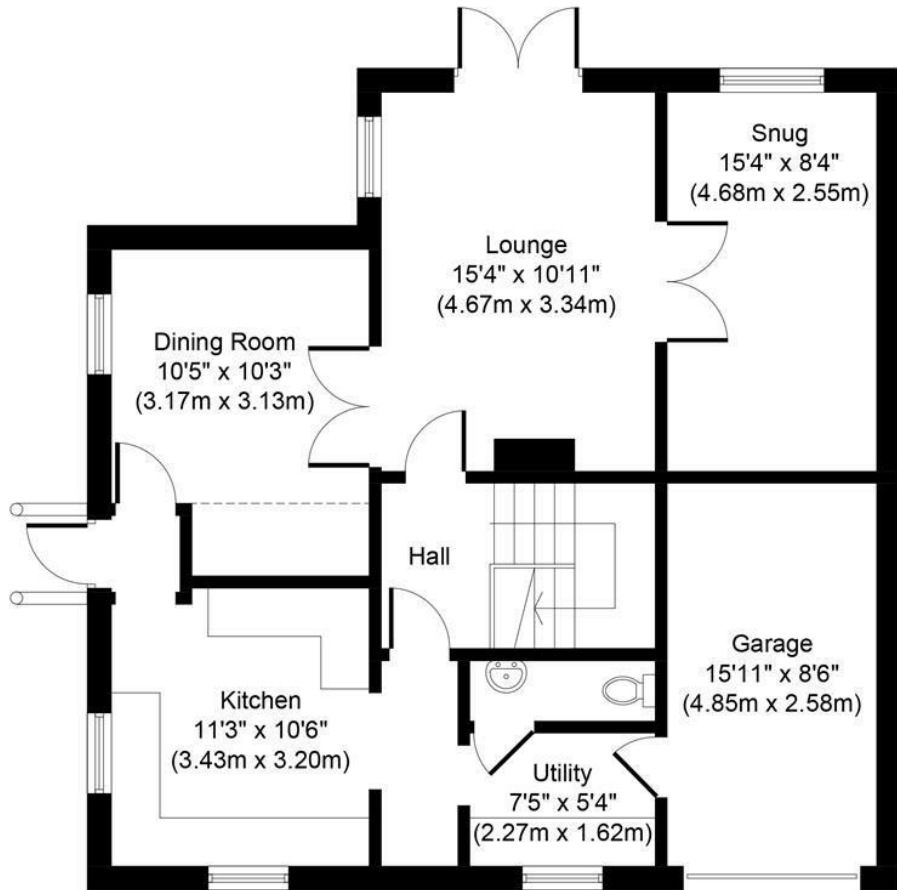




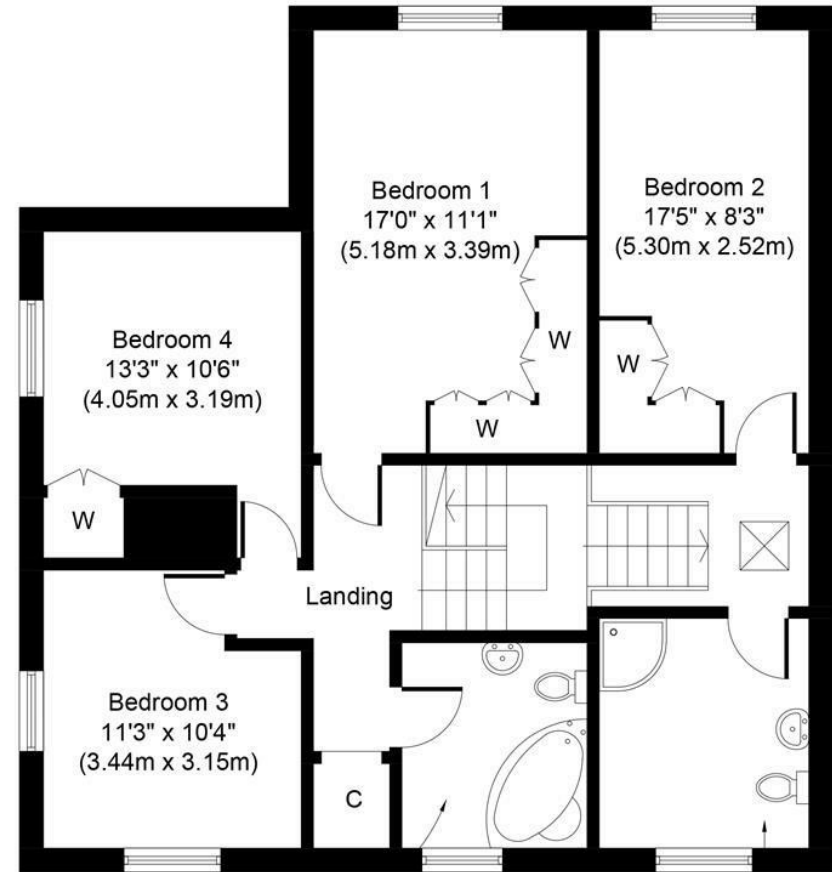








**Ground Floor**  
**Approximate Floor Area**  
**(Including Garage)**  
**912 Sq. ft.**  
**(84.7 Sq. m.)**



**Bathroom**  
**8'4" x 7'8"**  
**(2.53m x 2.34m)**

**First Floor**  
**Approximate Floor Area**  
**948 Sq. ft.**  
**(88.1 Sq. m.)**

**Shower Room**  
**11'5" x 9'3"**  
**(3.48m x 2.82m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

A family run practice which has become one of the busiest firms of Estate Agents in the Midlands and offers a comprehensive property service for both sellers and purchasers alike.

Mark Evans is a fellow of the National Association of Estate Agents and has been involved in the property market in the local area since 1977 establishing his own practice in 1987.

Mark was joined by his daughter Becky in 2007 and both live locally which allows unprecedented knowledge of the property market in the town and surrounding villages.

Mark Evans & Company are able to offer a complete property portfolio of all prices ranging from smaller starter homes to larger country and equestrian homes. Our dedicated sales team have been with us for many years and are able to pass on their experience and advice on to our clients.

## START WITH A FREE & NO OBLIGATION HOME VALUATION

With an honest opinion of valuation and market conditions we aim to obtain the best price possible for our client and provide advice to help you maximise the selling potential of your property. Our comprehensive selling service then includes:

## NO UPFRONT COSTS and COMPETITIVE FEES which are NO SALE NO FEE

### SALES BROCHURES

produced in house

### TOP QUALITY ADVERTISING

(check your local Tamworth Herald)

**INTERNET SERVICES!** including **RIGHTMOVE, ON THE MARKET** and our own website.

Office display in our **TOWN CENTRE** office **OPEN 7 DAYS A WEEK**

### Eye catching **FOR SALE BOARD**

## ACCOMPANIED VIEWINGS - NO ADDED CHARGES - ALL PART OF THE SERVICE

**REGULAR CLIENT CONTACT** with **VIEWER FEEDBACK** and continual marketing advice

We offer **EXCLUSIVE TOWN AND COUNTRY HOME** selling services for our more individual properties

Free advice on **BUILDING PLOTS** and properties to modernise etc.

Our **IN HOUSE CONTRACT CHASERS** will assist you when **YOUR PROPERTY IS SOLD**

Speak to one of our **FINANCIAL ADVISORS**

## NOTES:

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### IMPORTANT SPECIAL NOTES:

The fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order.

Whilst we endeavour to make our Sales Particulars accurate and reliable, all measurements quoted are approximate and for general guidance only. If there is any point which is of particular importance to you, please contact our office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

Photographs are for illustration only and may depict items not included in the sale of the property.