



**Farm Close  
Perrycrofts  
Tamworth  
B79 8TU**

Offering for sale this extended four bedroomed detached home being re-fitted and appointed on the north side of Tamworth.

The property does need to be viewed to be fully appreciated.

**Asking price £379,950**

12 Farm Close, Perrycrofts, Tamworth, Staffordshire, B79 8TU

This is a delightful, property when viewed from the front it appears to be a typical 1970's detached but the property has been greatly improved, re-fitted and extended to a stylish modern accommodation. The property is complemented with double glazing, gas fired central heating and this excellent family room and kitchen to the rear. The property also occupies an excellent position with a gate to the rear garden which provides access to parkland at the rear.

The accommodation briefly comprises of:

- \* Through hallway \*
- \* Spacious lounge \*
- \* Outstanding extended re-fitted kitchen and family/dining room \*
- \* Lobby \* Re-fitted cloakroom \*
- \* Landing \*
- \* Four bedrooms \* Re-fitted bathroom \*
- \* Double glazing \* Gas central heating \*
- \* Shortened garage \* Gardens \*

The accommodation comprises in further detail:

**ASKING PRICE £379,950**

#### TO THE GROUND FLOOR

##### THROUGH HALLWAY

Having double glazed entrance door, two side windows, laminate flooring, stairs off to the first floor and modern vertical radiator finished in grey.

##### LOUNGE 17'6 x 12'6 (5.33m x 3.81m)

Being previously extended to the front with double glazed window, radiator and modern vertical radiator.

##### MAGNIFICENT KITCHEN AND FAMILY ROOM kitchen area 9'6 x 10'0 (kitchen area 2.90m x 3.05m )

Fitted with a range of solid wooden units finished in an attractive green with white enamel sink, range of base units, wooden work surfaces and breakfast bar, plumbing for dishwasher, double glazed window with excellent aspects over the garden. Engineered oak style wooden flooring, connecting door to the lobby and open into:



### **FAMILY ROOM 15'6 x 17'6 (4.72m x 5.33m)**

A superb addition to the property having part vaulted ceiling, three double glazed velux windows, engineered oak flooring, down lighters to the ceiling, large double glazed patio doors, side double glazed window and side door both leading to the garden and vertical radiator.

### **LOBBY**

Leading from the kitchen having slate style tiled floor and access to the garage.

### **UTILITY/W/C**

Re-fitted having a white w/c and wash basin with vanity drawers, plumbing for automatic washing machine, work surfaces, double wall cupboard, vertical radiator and matching tiling to the lobby. Door connecting to:

### **SHORTENED GARAGE/STORE 8'4 x 11'0 (2.54m x 3.35m)**

Having double opening doors, light, power points and loft space.

### **TO THE FIRST FLOOR**

#### **CENTRAL LANDING**

Having loft access, banisters and airing cupboard.

#### **BEDROOM (FRONT) 12'0 x 11'0 (3.66m x 3.35m)**

Having double glazed window and radiator.

#### **BEDROOM (REAR) 11'3 x 9'10 max measurement of 12'6 (3.43m x 3.00m max measurement of 3.81m)**

Having double glazed window and radiator.

#### **BEDROOM (FRONT) 8'6 x 9'0 (2.59m x 2.74m)**

Having double glazed window and radiator.

#### **BEDROOM (SIDE) 7'6 x 19'3 (2.29m x 5.87m )**

Having double glazed front and rear windows and two radiators.

#### **RE-FITTED BATHROOM**

Having a white suite, bath, corner shower, w/c, wash basin, ceramic tiling, double glazed window and towel rail.

#### **TO THE EXTERIOR**

To the front of the property there is a double width paved driveway with side corner gardens.

Delightful rear gardens with paved patio, lawns, borders and hedgerow. Rear gated access which provides access to nearby parkland at the rear.

#### **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**

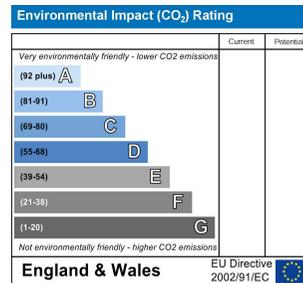
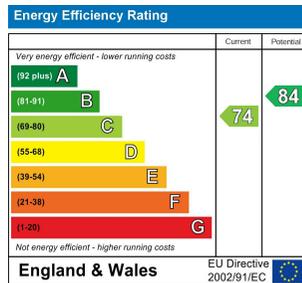
We understand this property is Council Tax Band "D". However, this should be verified by any intending purchaser.

**DISCLAIMER**

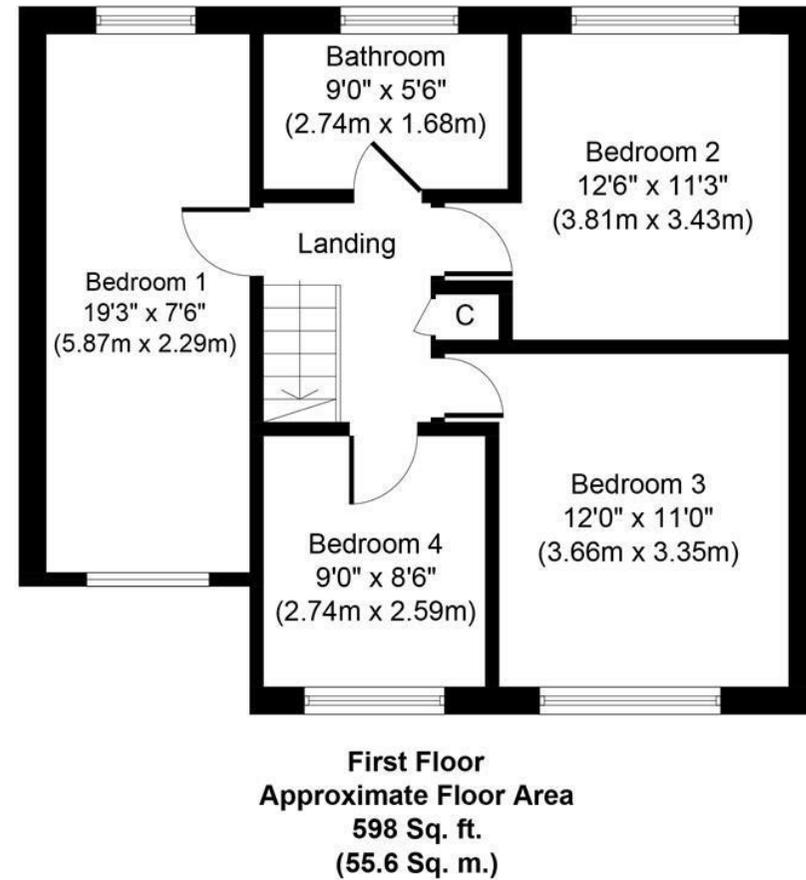
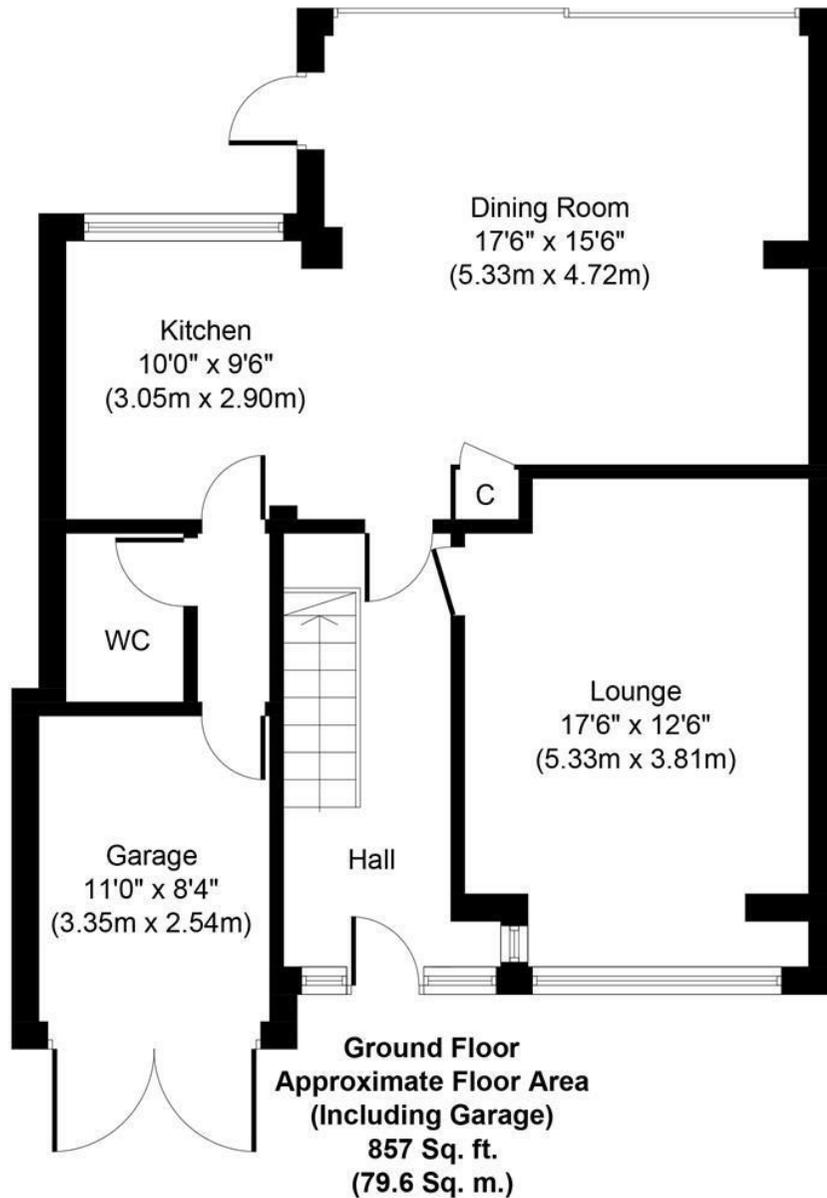
DETAILS HAVE NOT BEEN CHECKED BY VENDOR & CONSEQUENTLY INFORMATION CONTAINED HEREIN MAY CHANGE AND ANY PROSPECTIVE PURCHASER TO VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.

**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.







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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

