

A.52682

A stunning and superbly presented detached home enjoying a secluded position at the end of this sought after cul-de-sac being known as:-

31 LINDISFARNE
ABBOTSGATE
TAMWORTH B77 2QN



The property is offered complete with:-

- | | |
|----------------------|----------------------------|
| * THROUGH HALL | * FOUR GENEROUS BEDROOMS |
| * GUESTS CLOAKROOM | * REFITTED EN-SUITE |
| * LOUNGE | * FAMILY BATHROOM |
| * FULL WIDTH KITCHEN | * PARKING TO THE FRONT |
| * DINING ROOM | * EASY MAINTENANCE GARDENS |
| * REFITTED KITCHEN | * TO THE FRONT |
| * GARDEN ROOM | * BEAUTIFUL GARDENS WITH |
| * SITTING ROOM/ | * PATIO TO THE REAR |
| * HOME OFFICE | * NO ONWARD CHAIN |

PURCHASE PRICE £375,000

TELEPHONE 01827 66686

www.caldersproperty.com

Calders Residential for themselves and for the vendors property whose agents they are, give notice that:-
These particulars do not constitute any part of an offer or a contract.
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1 Victoria Road, Tamworth
Staffordshire B79 7HL

email: enquiries@caldersproperty.com

PHOTO PAGE
31 LINDISFARNE ABBOTSGATE TAMWORTH B77 2QN



NAME PLATE



FRONT GARDEN



REAR



GARDEN



GARDEN FROM PATIO



GARDEN ADJACENT TO PATIO



SIDE BORDER



GARDEN ROOM

PHOTO PAGE
31 LINDISFARNE ABBOTSGATE TAMWORTH B77 2QN



HALL



KITCHEN



DINING AREA



**DINING AREA LOOKING INTO
GARDEN ROOM**



LOUNGE



FIREPLACE



SITTING ROOM/HOME OFFICE



LANDING

PHOTO PAGE
31 LINDISFARNE ABBOTSGATE TAMWORTH B77 2QN



BEDROOM 1



EN-SUITE



BEDROOM 2



BEDROOM 3



BEDROOM 4



BATHROOM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

31 LINDISFARNE ABBOTSGATE TAMWORTH B77 2QN



LINDISFARNE, ABBOTSGATE, TAMWORTH, B77 2QN

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are delighted to have received instructions to offer for sale this stunning detached home on the popular Abbotsgate development. Enjoying a secluded position at the end of one of the cul-de-sacs of Lindisfarne the property has been enlarged and much improved by its current owners. The property enjoys a through hall, a lounge which is now open plan with a full width kitchen dining room and a garden room has been added to the rear. The garage has been converted into an additional sitting room which is ideal for a home office and upstairs there are four generous bedrooms with two bathrooms. The gardens are beautifully presented both to the front and rear and there is a large shed to the side of the property. The owners have occupied the property from new and are now looking to open a new chapter of their lives and are able to offer the house with no onward chain.

Abbotsgate is situated off the B5000 and is within walking distance of local shopping facilities within Glascote and is just a short car or bus journey away from Tamworth town centre and Ventura Retail Park. The property is ideally placed for access to the A5 which links with the M42 and onto Britain's motorway network. There is a railway station within Tamworth town centre and a regular bus route throughout the borough.

In greater detail the property comprises:-

ON THE GROUND FLOOR

HALL: being through and enjoying an entrance door, ceiling light point, central heating radiator, Karndean flooring, stairs off to the first floor with understairs cupboard, panelled doors off, two of which are part glazed.

GUESTS W.C.: having been refitted and enjoying a low flush w.c., cabinet wash hand basin with mixer tap, ceiling light point, central heating radiator, Karndean flooring, obscure glazed port hole window to the front.

LOUNGE: 14'11" x 11'5" (4.54M x 3.48M) enjoying a window to the front, fireplace with log burner inset, two central heating radiators, ceiling light point to the coved ceiling, Karndean flooring, open plan through to the;

KITCHEN/DINING ROOM: 8'11" x 24'6" (plus recess) (2.71M x 7.47M) a most impressive room being full width to the rear of the house and enjoying refitted kitchen finished in cream with wood block work surfaces over with matching portable island unit, ceramic sink with mixer tap, integrated double oven, induction hob with glass splash back and cooker hood over, integrated dishwasher and fitted microwave, spotlights to the ceiling, pelmet and over cupboard lighting, vertical central heating radiator, Karndean flooring, door to the side, window to the rear, double doors through to the;

GARDEN ROOM: 11' x 8' (3.35M x 2.44M) with windows to all sides, French doors onto the patio, tiled roof, vertical central heating radiator, ceramic tiled floor.

SITTING ROOM/HOME OFFICE: 15'3" x 7'9" (4.65M x 2.36M) converted from the garage and providing an excellent additional sitting room or suitable for use as a home office, complete with window to the front, central heating radiator, ceiling light point to the coved ceiling, built in utility cupboard to the corner with sliding doors concealing plumbing for an automatic washing machine and wall mounted Vaillant gas central heating boiler.

LANDING: enjoying a window to the side, antique pine spindle balustrade, access to the loft space, ceiling light point, airing cupboard, panelled doors off with chrome door furniture.

BEDROOM 1: 12'5" x 13'1" (3.78M x 3.99M) enjoying a window to the front, ceiling light point, central heating radiator, built in wardrobe with double doors.

EN-SUITE: having been refitted and enjoying a shower cubicle with glazed door and mains pressure bar shower, cabinet wash hand basin with mixer tap, cabinet low flush w.c. with concealed cistern, chrome ladder style towel radiator, wall panelling to the shower area plus half height panelling to the other walls, ceiling light point, extractor fan, obscure glazed window to the side.

BEDROOM 2: 8'8" x 11'1" (2.64M x 3.38M) with a window to the front, ceiling light point, central heating radiator.

BEDROOM 3: 9' x 9'5" (plus door recess) (2.74M x 2.87M) enjoying a window to the rear, central heating radiator, ceiling light point.

BEDROOM 4: 9'1" x 7'9" (2.77M x 2.36M) with a window to the rear, central heating radiator, ceiling light point.

BATHROOM: with a white suite to comprise of a panelled bath with mixer tap and mains pressure shower over with glass shower screen, wall hung wash hand basin with mixer tap and low flush w.c., ceramic wall tiling with dado mosaic styled glass tiled border, ceiling light point, extractor fan, chrome ladder style towel radiator, obscure glazed window to the rear.

TO THE EXTERIOR

The property enjoys a plot situated in the corner of a cul-de-sac having a beautifully presented front garden with golden gravel, stepping stone path to the entrance door, specimen planting and raised beds to the side. There are two tarmac parking spaces to the front. There is pedestrian gated access to the rear.

To the rear of the property there is a superbly presented garden enjoying a generous tiled patio with pergola and seating area with lawns with well stocked garden borders. To the left hand side of the property there is a built in shed providing excellent storage and enjoying doors to the front and rear and power points and lighting.

GENERAL INFORMATION

- | | |
|--------------------|--|
| 1. TENURE | We understand the property is freehold. (We would advise prospective purchasers to make their own enquiries to the sellers solicitors prior to exchange of contracts.) |
| 2. LOCAL AUTHORITY | Tamworth Borough Council,
Marmion House, Lichfield Street, Tamworth. |

3. COUNCIL TAX
We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Web Site at www.tax.service.gov.uk/check-council-tax-band).
4. FIXTURES & FITTINGS
As per these sales details with carpets, flooring, light fittings and curtains where fitted included in the sale. We understand that some other items of furniture may be available.
5. SERVICES
We understand that all mains services are available to the property. (We would advise prospective purchasers to make their own enquiries as to the availability and suitability of any connection with this property with the relevant service provider prior to exchange of contracts.)
6. VIEWING ARRANGEMENTS
By prior appointment with Calders Residential on (01827) 66686.
7. FURTHER INFORMATION
Please note that the agents have not tested the heating system or any appliance within this property and purchasers should make their own enquiries and inspections.

Please note that items shown within the photographs are not necessarily included within the sale.

THE CALDERS RESIDENTIAL HOME LOAN SERVICE

Instant access to the above service is freely given to all vendors and purchasers. Our Home Loans Service guarantees professional advice and assistance on all aspects of property, finance and purchase. Our objective is to ensure that vendors and purchasers benefit from the very best terms that the mortgage market has to offer. We aim to give value to all our clients from the first time buyer to established purchasers looking for tax efficiency in their mortgage solution.

For your **FREE ADVICE** that can save you a fortune contact **US ON (01827) 66686 NOW!!!**

PURPOSE OF THESE PARTICULARS

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate but to a large extent we have to rely on what the client tells us about the property. We are unable to verify every piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of any transaction.

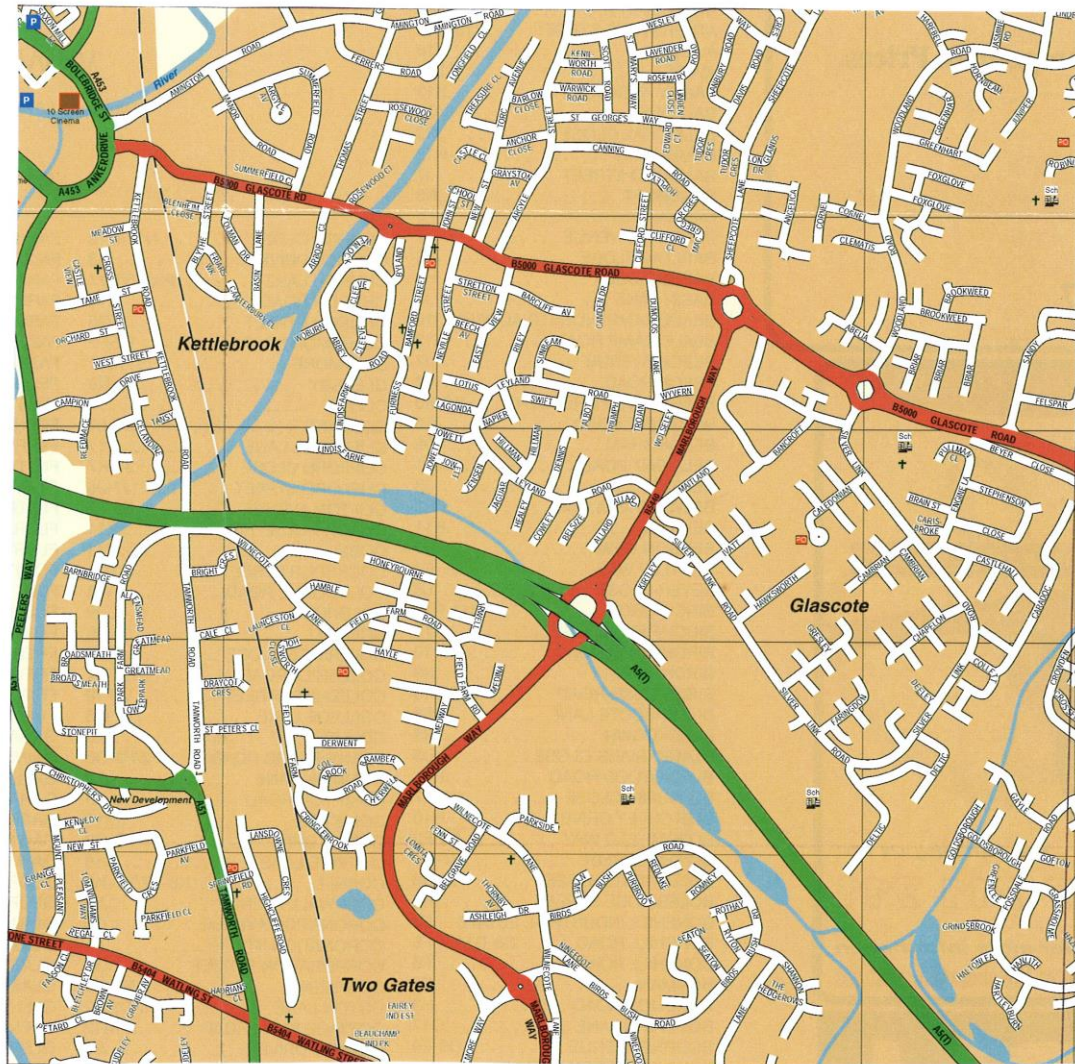
Once you find the property you wish to acquire you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing particulars. For example we have not carried out any kind of survey on the property to look for structural defects and would advise any interested party to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as heating systems) are in working order and would advise these are checked. You should also instruct a solicitor to investigate all legal matters relating to the property. Your solicitor will also agree with the vendors what items (for example fixtures and fittings) will be included in the sale.

In addition to the above please read the printed additional guidance on the bottom of the front page.

Please note your home is at risk if you do not keep up payments on your mortgage or other loans secured on it.

CALDER'S

Residential



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