



19 Florence Drive, Amington, Tamworth, Staffordshire,
B77 4GH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**19 Florence Drive, Amington,
Tamworth, Staffordshire, B77 4GH**

£435,000

**** WOW ** STUNNING DETACHED FAMILY HOME RECENTLY BUILT BY REDROW HOMES ** VIEWINGS ADVISED **** Bill Tandy and Company are delighted to offer for sale this stunning and recently built detached family home offering generous spacious accommodation deceptive from the front aspect. The property enjoys a range of features including high ceilings to the ground floor, generous family dining kitchen set to rear and a feature size plot. For this reason, we strongly urge internal viewings for it to be fully appreciated. The property comprises a hall, guest cloakroom, lounge, open plan dining kitchen with additional utility, three superb size bedroom all of which with en-suite facilities, the main bedroom features a walk in wardrobe. Parking can be found for 2/3 cars set to the side, rear appointed garage and gardens.



RECEPTION HALL AND GUEST W.C.

LOUNGE

5.41m INTO BAY x 3.63m (17' 9" x 11' 11")

DINING FAMILY KITCHEN

7.67m x 3.81m (25' 2" x 12' 6")

UTILITY

1.8m x 1.8m (5' 11" x 5' 11")

FIRST FLOOR LANDING

BEDROOM 1

4.11m into bay x 3.67m (13' 6" x 12' 0") With additional walk-in-wardrobe

EN-SUITE

2.82m x 2.36m (9' 3" x 7' 9")

BEDROOM 2

4.06m x 2.82m (13' 4" x 9' 3")

EN-SUITE

2.82m x 1.85m (9' 3" x 6' 1")

BEDROOM 3

3.48m x 3.43m (11' 5" x 11' 3")

EN-SUITE

2.41m x 1.85m (7' 11" x 6' 1")

OUTSIDE

Set to the side of the property is a generous tandem driveway leading to the rear appointed garage and side gate to rear garden. To the rear garden is a paved patio, side gate, lawned area and additional space behind the garage.

GARAGE

2.78m x 5.51m (9' 1" x 18' 1") Positioned to the rear

COUNCIL TAX BAND E



FURTHER INFORMATION/SUPPLIERS

Drainage Mains drainage by Severn Trent

Water supply - South Staffs Water

Electric and Gas – British Gas

T.V and Broadband – Sky

For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



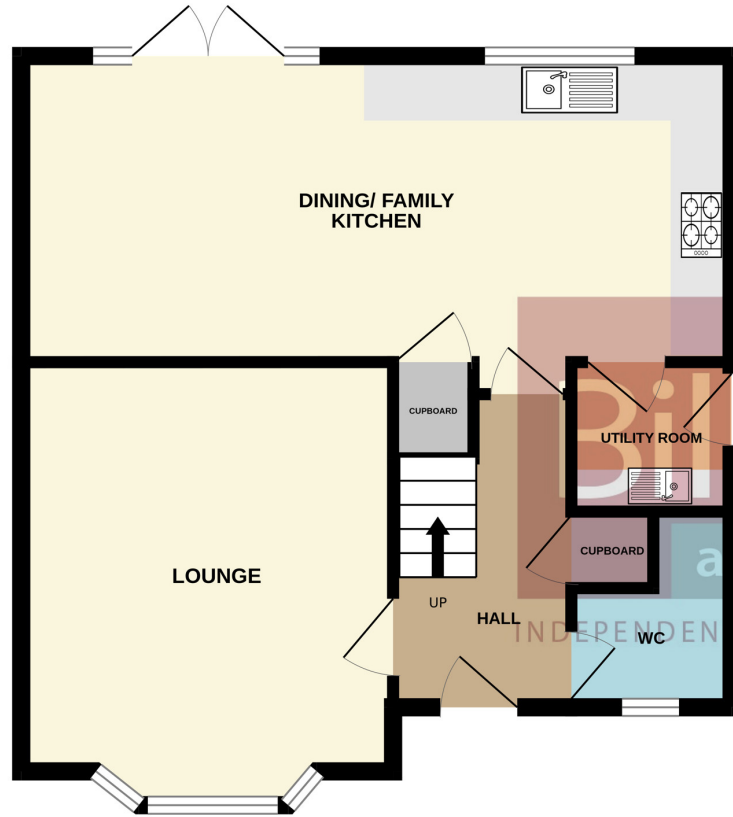
VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



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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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