



4 Coton Hall Farm Barns, Coton Lane, Tamworth,  
Staffordshire, B79 7SU

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 4 Coton Hall Farm Barns, Coton Lane, Tamworth, Staffordshire, B79 7SU

# £425,000

The property, which needs to be viewed to be fully appreciated, comprises an entrance hall, stunning dining room opening into the kitchen, drinks store, lounge and utility. To the first floor is a landing with useful study area, three generous bedrooms, all with en suite, landscaped rear garden with shed and lighting, parking to front with additional bin store and gated access. The property is ideally located for commuters and is within close distance of both Tamworth town centre and the cathedral city of Lichfield, both providing train access to Birmingham and London. Set within the highly sought after north side of Tamworth, Coton Green enjoys pubs, schools and shops all within a short distance from the property. Early viewings are highly recommended to take full advantage of this rare opportunity.



### ENTRANCE HALL

approached via the main front entrance door and having tiled flooring, useful cloaks cupboard and door to:

### STUNNING DINING ROOM

16' 0" max x 14' 7" max (4.88m max x 4.45m max) one of the distinct features of its entrance is this feature open plan dining hall having double glazed window overlooking the rear garden, stairs to first floor with under stairs storage recess, tiled flooring, radiator, ceiling spotlighting, useful store/drinks cupboard and door to pantry. Further door to:

### GUESTS CLOAKROOM

having W.C..

### THROUGH LOUNGE

19' 3" x 14' 0" (5.87m x 4.27m) this stunning main reception room enjoys French doors to both front and rear, two radiators and a feature focal point contemporary wall mounted Dimplex electric flame effect heater.

### BREAKFAST KITCHEN

12' 8" x 9' 7" (3.86m x 2.92m) this tastefully updated and modernised kitchen has tiled flooring, radiator, double glazed window to front, a range of base cupboards and drawers, round edge work surfaces, matching splashback surrounds, wall mounted storage cupboards, under-unit lighting, inset one and a half bowl Franke sink unit, inset Bosh oven, five ring Bosch gas hob with wok burner and extractor canopy hood above, integrated appliances to include fridge, freezer, further dishwasher and spotlighting to ceiling. Door to:

### UTILITY ROOM

6' 4" x 6' 1" (1.93m x 1.85m) having door to rear garden, radiator, tiled floor, base and wall mounted units, round edge work surfaces, space for washing machine, inset stainless steel sink and drainer and boiler.

### FIRST FLOOR LANDING

having a useful study area, window to rear, loft access to useful partly boarded loft and doors to further accommodation.



### MASTER BEDROOM

19' 3" x 17' 1" (5.87m x 5.21m) this stunning main bedroom has double doors opening to a Juliette balcony, two radiators, useful built-in wardrobes with double doors and door to:

### EN SUITE SHOWER ROOM

having obscure glazed window to rear, contemporary white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliances over, tiled floor and spotlighting to ceiling.

### BEDROOM TWO

12' 10" x 9' 9" (3.91m x 2.97m) having double glazed window to front, radiator and door to:

### EN SUITE BATHROOM

having obscure glazed window to rear, radiator, contemporary white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower head attachment with shower screen and tiled surround, radiator, tiled floor and spotlighting to ceiling.

### BEDROOM THREE

11' 7" x 8' 0" (3.53m x 2.44m) having double glazed window to front, radiator and door to:



### THIRD EN SUITE

having double glazed window to front, radiator suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with shower attachment and shower screen, tiled floor and spotlighting to ceiling.

### OUTSIDE

This superb complex of barn conversions is approached via electronically operated gates and the access drive leads to the allocated parking, bin store area and a superbly designed front courtyard. Set to the front of the property is a well laid out and landscaped courtyard area providing access to the front door of the property. Set to the rear is a lovely garden ideal for entertaining and having decked patio areas, shaped lawns, outdoor lighting and useful storage shed.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

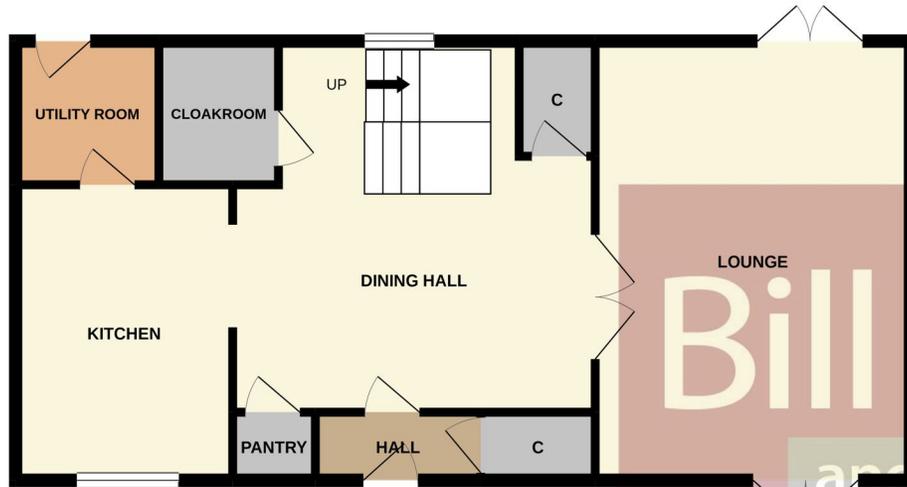
**\*\* PLEASE NOTE \*\*** The development has a small service charge of approximately £100.00 per month for communal areas including electric gates. Details of this should be checked via your solicitors before legal commitment.

### 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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