

FOR SALE

Offers in the Region of £389,000
Freehold



Corn Fields, AUSTREY, Warwickshire. CV9 3DZ

- EXCEPTIONALLY WELL MAINTAINED DETACHED BUNGALOW SITUATED IN A PRIVATE CUL-DE-SAC
- TWO DOUBLE BEDROOMS
- ELEGANT LOUNGE
- SUPERB DINING KITCHEN
- SEPARATE UTILITY
- MAIN BATHROOM AND EN-SUITE
- SIDE GARAGE
- SECLUDED GARDEN
- FREEHOLD
- EPC B

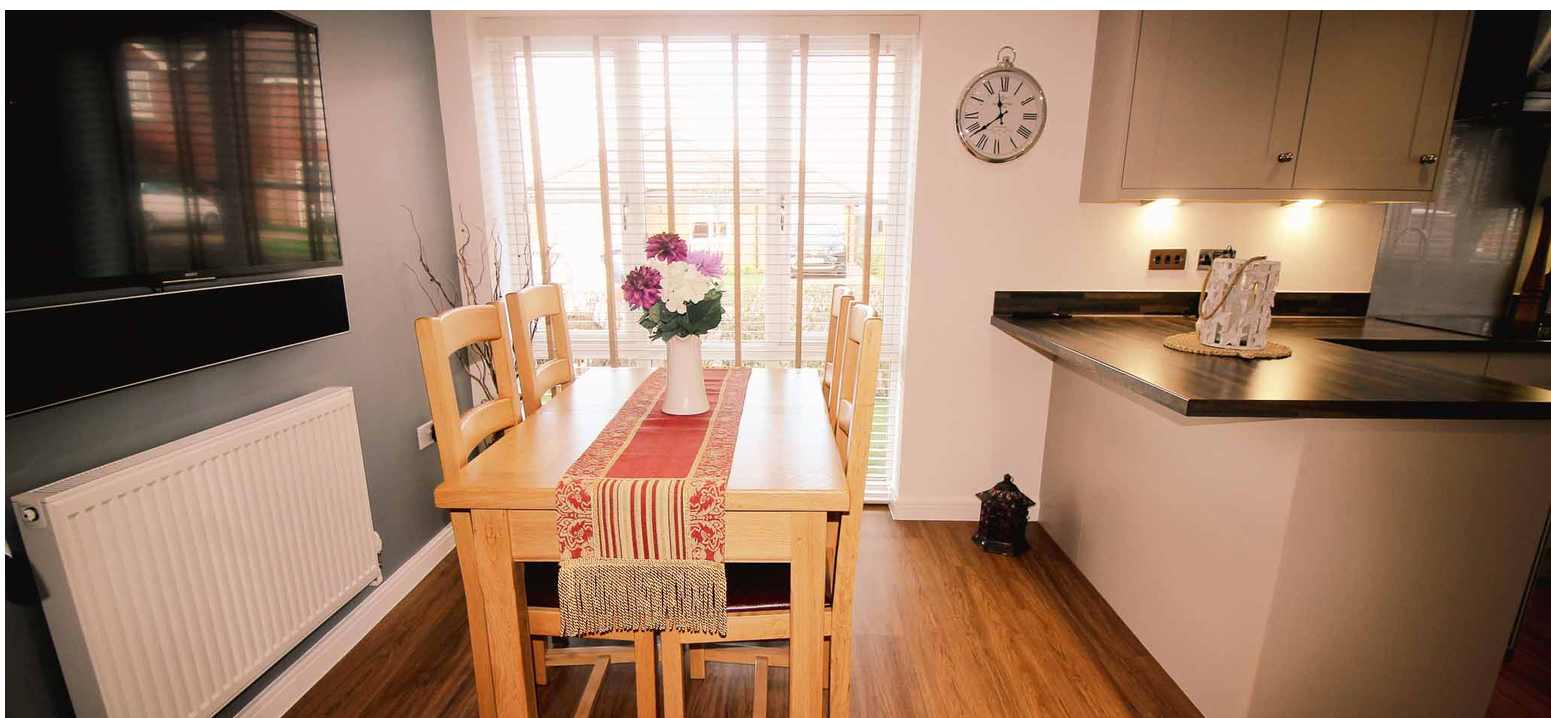
PROPERTY DESCRIPTION

This beautifully maintained detached bungalow built approximately 6 years ago occupies a very pleasant position in this private cul-de-sac which runs off Newton Lane on the edge of this very popular village on the north side of Tamworth. There are a number of facilities in the village including a Post Office and local shop, Pre-school and Primary school along with two churches and a 15th century Public house

Constructed in brick beneath a pitched tiled roof the residence stands back from the roadway behind a block paved driveway affording off road parking for up to three cars and giving access to the detached side garage.

Having the benefit of gas central heating via radiators, double glazing and cavity wall insulation the exceptionally well maintained accommodation comprises:





ROOM DESCRIPTIONS

L -SHAPED THROUGH HALL

having obscured glass compound entrance door and attractive wood grain effect vinyl laid flooring, panel radiator and ceiling hatch to loft area.

ALL MAIN ROOMS LEAD OFF

ELEGANT LOUNGE (REAR)

4.039m x 3.72m excluding door recess (13' 3" x 12' 2") again having most attractive wood grain effect flooring, wide bi-fold doors to patio, additional almost full height side picture window, most attractive contemporary style Charnwood wood burning stove and panel radiator.

TRULY SUPERB DINING ROOM/KITCHEN

5.47m x 3.12m (17' 11" x 10' 3") narrowing to 2.92m in the dining area, the whole room again having wood effect flooring

KITCHEN AREA

having excellent range of pale grey fronted units beneath dark butchers block effect work surface, including wide work surface with inset stainless steel 1½ sink and drainer complete with built in automatic dishwasher, built in bin unit and double and single door cupboards beneath, flanked in turn by a matching work surface with inset four ring ceramic hob, having cupboards, drawers and wine cooler beneath, range of matching wall mounted cupboards with brushed steel filter above the hob, further almost full height tower unit incorporating a built in fridge and freezer along with built in oven and grill with saucepan storage above and below, wide picture window to rear garden, inset ceiling downlighters, cooker panel and power points. Breakfast bar peninsular unit separates the

DINING AREA

having almost full height window to side garden, inset ceiling downlighters and panel radiator.

LEADING OFF THE KITCHEN AREA IS THE

SEPARATE SPACIOUS UTILITY ROOM

2.66m x 1.66m (8' 9" x 5' 5") having matching units across the whole of one wall, again with inset stainless steel sink and drainer and having cupboards and recesses under for automatic washing machine and tumble dryer, range of matching wall mounted cupboards, side window and panel radiator. Also located in its own cupboard is the wall mounted combination gas fired boiler which provides central heating and domestic hot water.

ALSO LEADING OFF THE RECEPTION HALL ARE

TWO DOUBLE BEDROOMS

BEDROOM ONE (REAR)

3.81m x 3.21m excluding wide wardrobe recess (12' 6" x 10' 6") having picture window to the rear garden and panel radiator.

LEADING OFF IS THE

EN-SUITE SHOWER ROOM

having white suite comprising wide shower cubicle with plumbed in shower with telephone style and drench heads, pedestal wash basin and boxed in close coupled WC, the suite having ceramic tiled splash surround extending to the sill of the obscured glass window. There is also a ceiling mounted extractor and chrome heated towel rail.

BEDROOM TWO

3.66m x 2.74m (12' 0" x 9' 0") into wide recess narrowing to 7'0" having two windows and radiator.

FAMILY BATHROOM

having suite comprising panelled bath complete with mixer taps and plumbed in shower with adjustable head, pedestal wash basin and boxed in close coupled WC, the suite again having ceramic tiled splash surround, with the bath having attractive contrasting tiled splash back, obscured glass window, ceiling mounted extractor and chrome towel rail.

ALSO LEADING OFF THE RECEPTION HALL IS A

USEFUL CLOAKS CUPBOARD

VERY WELL ENCLOSED EASILY MAINTAINED REAR GARDEN

having gated pedestrian side entrance, pathway and attractive patio area, the remainder being laid to lawn. The garden is enclosed on all sides by tall close board fencing and enjoys a considerable level of seclusion.

OUTSIDE.

To the side of the residence approached via a block paved driveway, affording off road parking for up to three vehicles is the

BRICK AND TILE DETACHED GARAGE

6.06m x 2.83m (19' 11" x 9' 3") having up and over entrance door, electric light, power points and useful loft storage.





Total area: approx. 76.3 sq. metres (821.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(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	

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