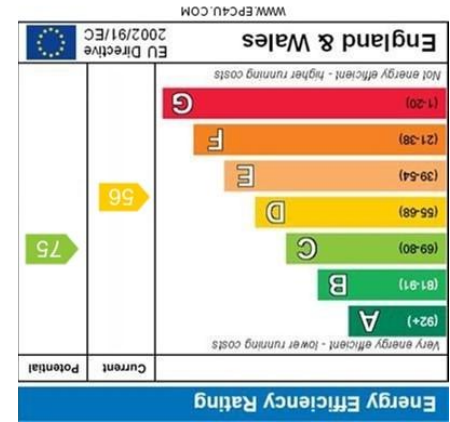


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**

Total area: approx. 192.4 sq. metres (2070.5 sq. feet)



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



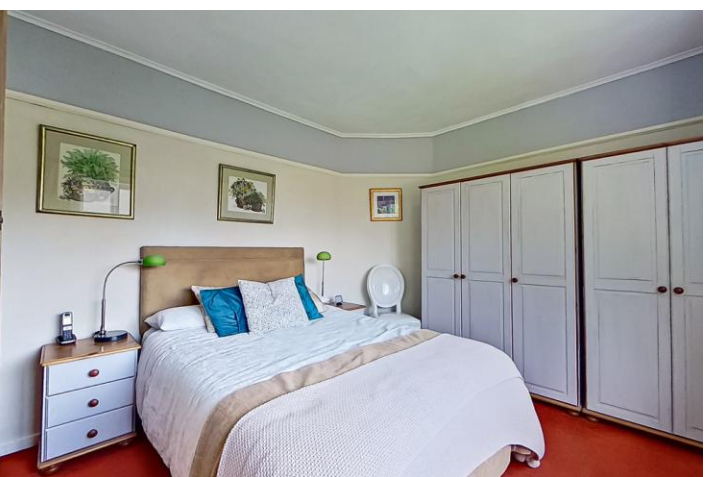
Tamworth | 01827 68444 (option 1)



- LOVELY WOODED PLOT WITH SUPERB GARDENS
- FORMERLY COTON NURSERIES
- INDIVIDUAL HOME OF MUCH APPEAL AND HAVING DOUBLE GARAGE AND EXCELLENT DRIVEWAY

, Coton Lane, Tamworth, B79 7ST

Offers in excess of  
 £650,000



## Property Description

This individual property has been owned by the current vendors since 1978 and has been considerably extended and improved in that time. The property was formally known as Coton Nurseries and is situated in a prominent established location on Coton Lane and enjoys a very wooded and mature beautifully landscaped plot. Providing five first floor bedrooms together with two bathrooms, the ground floor accommodation is well arranged to incorporate a superb lounge with conservatory leading off, separate dining room and study, fitted breakfast kitchen and utility room and guest cloakroom.

Outside is a large double garage, superb gardens, excellent driveway and store room. Being very well placed with regard to local amenities including Coton Green and Rawlett schools, shopping facilities at Ventura, recreational facilities in abundance and including easy proximity to Hopwas and Hopwas Woods.

The well tended accommodation needs to be viewed internally and in more detail comprises:-

**ENTRANCE PORCH** With double glazed front doors, further door leading through to:-

**RECEPTION HALL** With radiator, window to front, staircase leading off.

**FITTED CLOAKROOM** With window to front, ladder radiator, low level wc, wash basin with waterfall mixer and vanity drawer beneath.

**SPLENDID THROUGH LOUNGE** 24' 3" x 13' (7.39m x 3.96m) With double glazed window to front, two double glazed side windows, gas fire and surround, Myson heating unit, two radiators and double glazed sliding doors leading to:-

**CONSERVATORY** 7' 2" x 10' 3" (2.18m x 3.12m) With radiator, double glazed windows and double glazed door to side.

**BREAKFAST KITCHEN** 10' x 15' 10" max (3.05m x 4.83m) With two double glazed windows, range of units incorporating stainless steel sink unit, base cupboard units, base drawers, integrated electric hob, oven and extractor, range of wall cupboards, cupboard housing gas fired central heating boiler, tiled splashbacks to work surfaces, very useful pantry with double glazed window.

**DINING ROOM** 10' 4" x 10' (3.15m x 3.05m) With radiator, double glazed window to front.

**STUDY** 10' x 4' 9" (3.05m x 1.45m) With radiator, double glazed window to rear.

**UTILITY ROOM** 10' x 4' 5" (3.05m x 1.35m) With double glazed exterior door and window, stainless steel sink unit, base cupboards, wall cupboards, work top with space under for washing machine and tumble dryer, radiator.

**STORE ROOM** 12' 4" x 8' 6" (3.76m x 2.59m) tapering to 3' 6" With doors to front and rear, double glazed side window, electric light and power points.

**FIRST FLOOR LANDING** With double glazed window, airing cupboard and access to loft.

**BEDROOM ONE** 10' x 13' (3.05m x 3.96m) With radiator, double glazed window to front.

**BEDROOM TWO** 10' x 13' (3.05m x 3.96m) With radiator, double glazed window to rear.

**BATHROOM** Ladder radiator, single glazed window, panelled bath with thermostatic shower, low level wc, wash basin with mixer tap and vanity drawer beneath, tiled splash backs.

**BEDROOM FIVE** 5' 10" x 6' 9" (1.78m x 2.06m) With double glazed window to front.

**INNER LANDING** With storage cupboard/wardrobe.

**BEDROOM THREE** 10' 5" x 10' (3.18m x 3.05m) With radiator, double glazed window to front.

**BEDROOM FOUR** 7' x 10' 1" (2.13m x 3.07m) With radiator, double glazed window to rear.

**BATHROOM** Radiator, double glazed window, pedestal wash basin, bidet, low level wc, panelled bath, separate shower compartment with thermostatic shower over.

**DETACHED DOUBLE GARAGE** 18' 4" x 17' 10" (5.59m x 5.44m) With electric up and over door with remote controls, electric lights, power points, side door, window, workbench, roof storage area. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** The property stands behind a lovely front garden with lawns, established borders, dwarf wall, large driveway with excellent parking and turning facilities, further garden area with extensive number of trees. There is gated access along both boundaries to the rear is a superb garden with patio area, cold water tap, shaped lawn, pathway, greenhouse and shed.

Council Tax Band E - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in PDF format

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