



6 Rowley Close, Edingale, B79 9LN

 Parker
Hall

A spacious and well presented executive detached home set in the popular village of Edingale, offering five superb bedrooms, an attractive position with a dual open aspect and John Taylor School Catchment. Set on an exclusive and private cul de sac of similar executive properties, this immaculate home offers flexible accommodation to suit any growing family. The interiors comprise briefly reception hall, two reception rooms, conservatory, open plan dining kitchen, utility and cloakroom to the ground floor, with five bedrooms to the first floor off a galleried landing serviced by two en suites and a family bathroom. Outside is a double garage, a private driveway with parking for three vehicles and an attractive rear garden, with both the front and rear aspects of the property enjoying an open outlook and much privacy. The property benefits from LPG gas central heating and full double glazing.

The property lies on a popular cul de sac in Edingale, a rural village set within a scenic area of the National Forest known as the Mease Valley. Edingale, a past winner of 'Best Kept Village', offers amenities including the village hall which hosts a number of groups and activities, the Black Horse pub and the Mary Howard Primary School which feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a Post Office, shop and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Alrewas is also a sort drive away and is home to a doctors surgery, pharmacy and more. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll and direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth.



- Executive Detached Family Home
- Well Presented & Spacious Interiors
- Two Reception Rooms & Conservatory
- Dining Kitchen, Utility & Cloakroom
- Five Excellent Bedrooms (Four Doubles)
- Two En Suites & Family Bathroom
- Double Garage & Parking
- Well Tended & Private Rear Gardens
- Overlooking National Forest to Rear
- John Taylor School Catchment
- Popular Rural Village location
- Well Placed for Commuter Routes

Reception Hall

Having, stairs rising to the first floor **Galleried Landing** and doors to a useful storage cupboard and off to:

Lounge 5.32 x 3.61m (approx 17' 5 x 11' 10)

A spacious reception room having window to the front aspect and a living flame gas fireplace set to stone hearth and surround. Double doors into:

Dining Room 3.61 x 3.13m (approx 11'10 x 10'3)

Having a door into the hallway and double doors into the:

Conservatory 3.68 x 3.68m (approx 12' 1 x 12'1)

Having laminate wood effect flooring, windows overlooking and double doors out to the gardens. Double doors into:

Family Living & Dining Kitchen 7.01 x 5.03m

(approx 23'0 x 16'6) – max measurements
The **Family Room** area is currently used as a dining and living room, having windows to two aspects overlooking the rear gardens extending into vaulted ceilings. The family room opens into the **Kitchen**, being fitted with a range of wooden wall and base units having complementary worktops over, housing inset one and a half sink with side drainer, integral appliances including fridge freezer, dishwasher, double oven and gas hob. The kitchen has tiled flooring, a window to the rear and a door into:

Utility 3.2 x 1.57m (approx 10'5 x 5'1)

Fitted with wall and base units housing spaces for a washing machine and tumble dryer, with tiled flooring, a door to the side aspect and a door into the **Double Garage**

Cloakroom

White suite comprising low level WC and wash hand bowl with tiled splash back.





Galleried Landing

A spacious landing having loft access point, double airing cupboard and doors into:

Master Bedroom 4.94 x 3.83m (approx 16'2 x 12'1)

An impressive master suite having windows to the front aspect and a range of fitted wardrobes. With private use of:

En Suite 2.55 x 1.86m (approx 8'4 x 6'1)

Comprising pedestal wash basin, low level WC and double shower cubicle, with tiled splash backs and an obscured window to the front

Bedroom Two 3.13 x 3.07m (approx 10'3 x 10'0)

Having window to the rear aspect with an open aspect and a double fitted wardrobe. Door into:

En Suite 3.07 x 1.8m max (approx 10'0 x 5'10)
Fitted with pedestal wash basin, low level WC



and shower cubicle, with tiled splash backs and an obscured window to the rear

Bedroom Three 4.45 x 2.81m (approx 14'7 x 9'2)

Having a fitted double wardrobe and a window to the rear aspect

Bedroom Four 3.61 x 3.35m (approx 11'10 x 10'11)

Window to the front and double fitted wardrobe

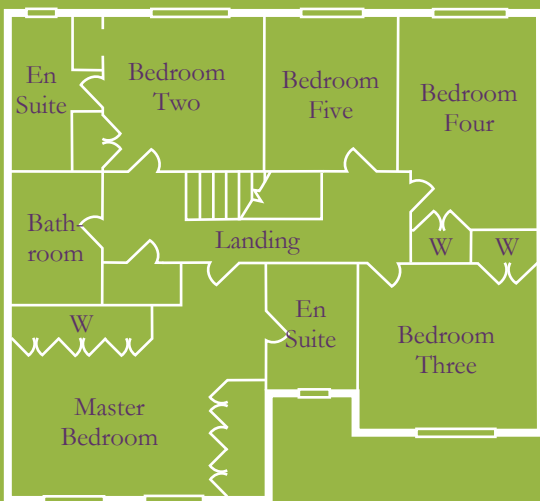
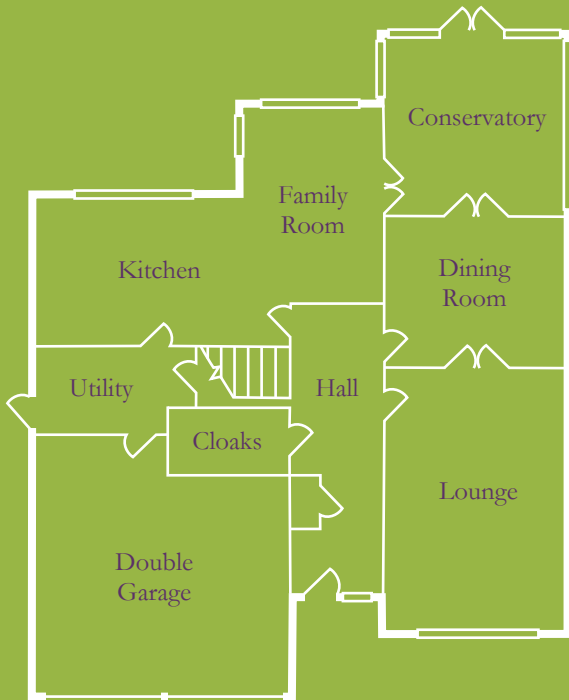
Bedroom Five 3.07 x 2.66m (approx 10'0 x 8'8)

Currently used as a study, having window to the rear

Bathroom 2.67 x 1.80m (approx 8'9 x 5'10)

Fitted with pedestal wash basin, low level WC, double shower cubicle and bathtub, with tiled splash backs and an obscured window to the side





Outside

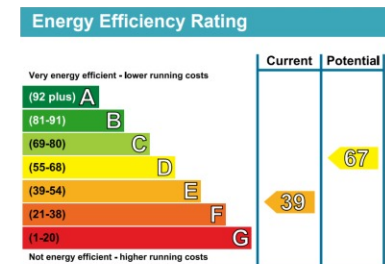
The property lies on a private lane servicing a handful of properties, having a pleasant open outlook to the rear over a coppice and a green to the front. There is off street parking to a tarmac and block paved driveway as well as access into:

Double Garage 5.22 x 4.99m max (approx 17'1 x 16'4)

With twin up and over doors to the front, power, lighting and door to Utility

Gardens

Well tended gardens lie to the rear aspect enjoying much privacy, having a paved patio and deck next to the house leading onto shaped lawns and stocked borders. There is gated access to the side of the property leading to the front aspect and the exterior benefits from a water point, exterior lighting and a pleasant open aspect to the rear



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.