



15 Blakeways Close, Edingale, B79 9LL

Set within the idyllic rural village of Edingale is this executive detached family home, benefitting from well presented interiors, four/five bedrooms and secluded gardens.

Occupying a peaceful position on this popular cul de sac, the property caters well to those looking for rural family living and is serviced by an excellent school catchment including the 'Outstanding' rated John Taylor High in Barton under Needwood. The interiors comprise briefly reception hall, lounge, dining room, conservatory, breakfast kitchen and utility to the ground floor, with a further study/bedroom and shower room providing potential for a self contained home office or ground floor bedroom. To the first floor are four good sized bedrooms serviced by fitted wardrobes/storage, a refitted master en suite and family bathroom, and the property benefits from parking for around four vehicles to the front, a garage with electric entrance door and well tended rear gardens enjoying

an excellent degree of privacy.

The property lies on a popular cul de sac in Edingale, a popular rural village set within the National Forest in a scenic area known as the Mease Valley. Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including the Black Horse pub, a village hall which hosts a number of group meetings and activities and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a village store and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. 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.



- Well Presented Detached Family Home
- Peaceful Cul de Sac Position
- Two Reception Rooms
- Breakfast Kitchen & Utility
- Reception Hall & Conservatory
- Study/Playroom/Bedroom Five
- Ground Floor Shower Room
- Four Good Sized Bedrooms
- Refitted En Suite & Family Bathroom
- Single Garage & Parking
- Well Tended & Private Gardens
- Oil Central Heating & Double Glazing

#### Reception Hall

A spacious welcome to this well presented family home, having stairs rising to the first floor with storage beneath and doors opening into:

#### Lounge 5.53 x 3.64m (approx. 18'1 x 11'11)

A spacious reception room having bay window to the front aspect and a multifuel burning stove set to slate hearth. Double doors open into:

#### Dining Room 3.62 x 3.01m (approx. 11'10 x 9'10)

Another well presented reception room having a door into the Kitchen and double doors into:

#### Conservatory 4.44 x 3.1m (approx. 14'6 x 10'1)

With double doors open out to and windows overlooking the beautifully tended rear gardens

#### Breakfast Kitchen 5.27 x 3.84m (approx. 17'3 x 12'7)

Comprising a range of white wall and base units with solid beech worktops over, housing an inset ceramic sink with side drainer, spaces for an American fridge freezer and dishwasher, integral electric hob and electric double oven. The worktops extend to one side to create a breakfast bar and the kitchen has tiled flooring, tiled splash backs, a window to the rear and a door into a useful under stairs storage cupboard. A door opens into:

#### Utility 2.44 x 1.67m (approx. 7'11 x 5'5)

Comprising wall and base units housing an inset Belfast sink and spaces for a washing machine and tumble dryer. Doors open into the Single Garage and out to the rear garden

#### Study/Bedroom Five 4.66 x 3.08m (approx. 15'3 x 10'1) – max

Ideal as a ground floor bedroom suite, home office or playroom, having two windows to the front aspect and a sliding door into:





**Shower Room**

With fitted wash basin, WC and walk in shower, with tiled flooring and tiled walls

Stairs rise to the first floor **Landing** where there is loft access and doors opening into:

**Master Bedroom** 4.13 x 3.09m (approx. 13'6 x 10'1)  
A spacious principal bedroom having window to the

front aspect, a range a fitted wardrobes and private use of:

**En Suite** 1.69 x 1.52m (approx. 5'6 x 4'11)  
Recently refitted, the en suite comprises wash basin set to vanity unit, WC and shower cubicle, with tiled walls, tiled flooring a heated towel rail and an obscured window to the front

**Bedroom Two** 3.83 x 2.76m (approx. 12'6 x 9'0)  
Another spacious double room having window to the rear and a range of fitted wardrobes

**Bedroom Three** 3.13 x 3.05m (approx. 10'3 x 10'0)  
With a window to the rear and a double fitted wardrobe

**Bedroom Four** 2.82 x 2.66m (approx. 9'2 x 8'8)  
Currently used as a study, having window to the front and a fitted storage cupboard

**Family Bathroom** 2.32 x 1.99m (approx. 7'7 x 6'6)  
Fitted with a white suite comprising pedestal wash basin, WC, bathtub with shower attachment and separate shower cubicle, with half tiling to walls, tiled flooring and an obscured window to the side





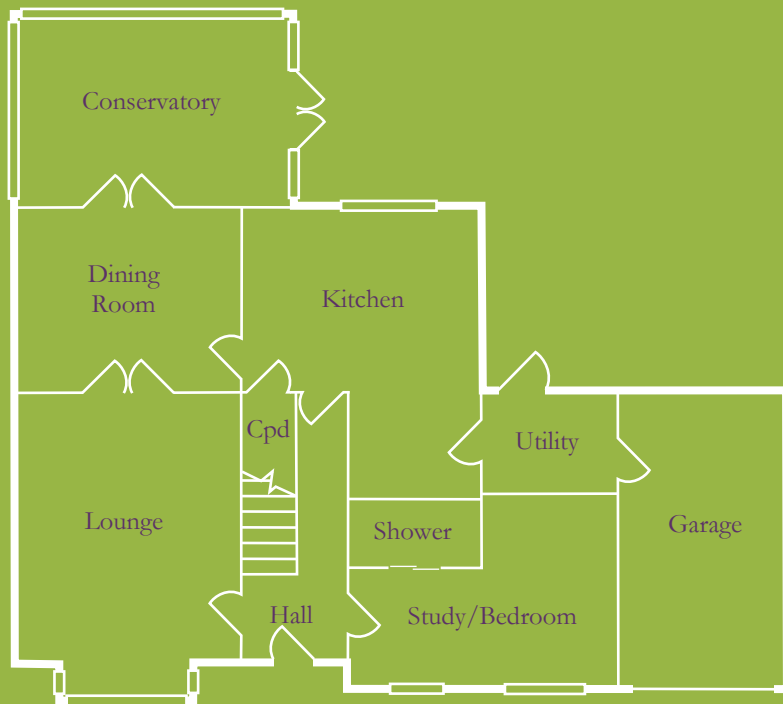
### Outside

The property lies on the popular Blakeways Close, a peaceful cul de sac formed by similar executive family homes. To the front aspect, the driveway has been extended to provide parking for around three to four vehicles and there is gated access opening into the rear garden

**Single Garage** 5.19 x 2.7m (approx. 17'0 x 8'10)  
 With electric entrance door, power and lighting

### Gardens

Well tended gardens are laid to the rear aspect enjoying much privacy to all sides. A paved terrace leads onto lawns edged with stocked borders and a garden shed is included in the sale. There is exterior lighting and a water point



**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.