



8 Rowley Close, Edingale, B79 9LN



Offered with no upward chain is this spacious 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 a peaceful cul de sac of similar executive homes, this spacious detached family home offers a wealth of flexible accommodation set over two floors. To the ground floor are two reception rooms plus study, an open plan dining kitchen, utility, cloakroom and reception hall, with five bedrooms set to the first floor off the galleried landing, serviced by two en suites and a family bathroom. Outside is detached double garage, a private driveway with parking for two vehicles and attractive rear gardens, with both the front and rear aspects of the property enjoy an open outlook. The property benefits from LPG gas central heating and double glazing.

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 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 Post Office, shop 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.

- Executive Detached Family Home
- Spacious & Versatile Interiors
- No Upward Chain
- Two Reception Rooms & Study/Playroom
- Open Plan Dining Kitchen
- Utility & Cloakroom
- Five Good Sized Bedrooms
- Two En Suites & Family Bathroom
- Detached Double Garage & Parking
- Open Aspect to Front & Rear
- Attractive Rear Gardens
- Popular Rural Village Location
- John Taylor School Catchment
- Well Placed for Commuter Routes

Reception Hall

The front door opens into this attractive hallway, having staircase rising to the first floor with storage beneath and doors opening into:

Lounge 5.25 x 3.74m (approx. 17'3 x 12'3)

A spacious reception room having double doors out to the rear gardens, window to the side and a gas fireplace inset to carved stone mantelpiece

Dining Room 4.5 c 2.85m (approx. 14'9 x 9'4)

Another good sized reception room having a bay window to the front

Study 3.75 x 2.14m (approx. 12'3 x 7'0)

A useful space ideal as a playroom or home office, having bay window to the front aspect

Open Plan Kitchen 6.75 x 3.1m (approx. 22'2 x 10'2)

A spacious kitchen fitted with a range of wall and base units housing inset sink with side drainer, integral appliances including dishwasher, double oven and gas hob with extractor above. There is a window to the front and tiled flooring extends into the **Family Room** 2.9 x 1.82m (approx. 9'6 x 5'11) where there are double doors out to the garden and windows to two sides

Utility 2.35 x 1.79m (approx. 7'9 x 5'10)

Fitted with base units housing spaces for washing machine, tumble dryer and fridge freezer, with tiled flooring and a door to the side

Cloakroom

Fitted with pedestal wash basin and WC, with an obscured window to the side





Stairs rise to the first floor **Galleried Landing**, where there is loft access and doors open into the **Airing Cupboard** and:

Master Bedroom 4.15 x 3.58m (approx. 14'10 x 11'9)
A spacious double room having window to the front, fitted wardrobes and private use of:
En Suite 2.46 x 1.62m (approx. 8'1 x 5'4)
Fitted with pedestal wash basin, WC and shower,

with tiled splash backs and an obscured window to the side

Bedroom Two 3.7 x 3.07m (approx. 12'2 x 10'1)
Another double room having window to the rear, a fitted double wardrobe and a door into:
En Suite 1.38 x 1.27m (approx. 4'6 x 4'2)
With pedestal wash basin, WC and shower, with tiled splash backs and an obscured window to the



rear aspect

Bedroom Three 3.19 x 3.04m (approx. 10'6 x 10'0)
Another spacious double room having window to the rear and a double fitted wardrobe

Bedroom Four 3.76 x 3.01m (approx. 12'4 x 9'10)
A fourth double room having window to the front and a double fitted wardrobe

Bedroom Five 3.01 x 2.92m (approx. 10'3 x 9'7)
Another spacious bedroom having a window to the front

Bathroom 2.23 x 2.14m (approx. 7'4 x 7'0)
A white suite comprises pedestal wash basin, WC, bathtub and shower, with tiled splash backs and an obscured window to the rear





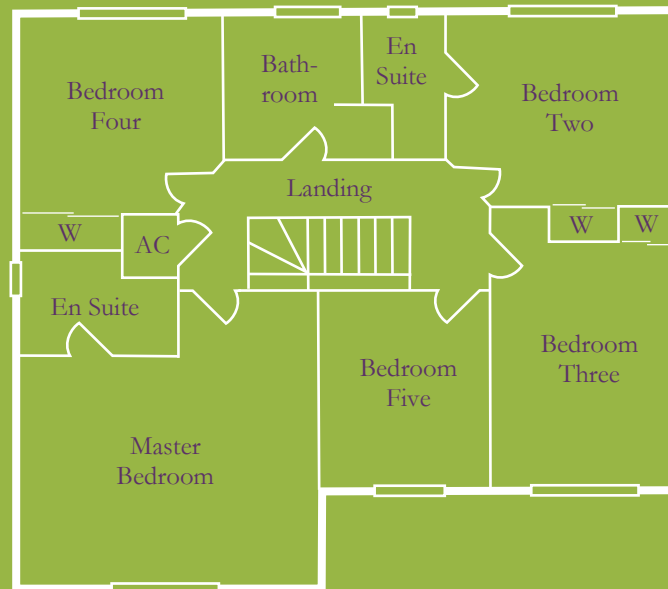
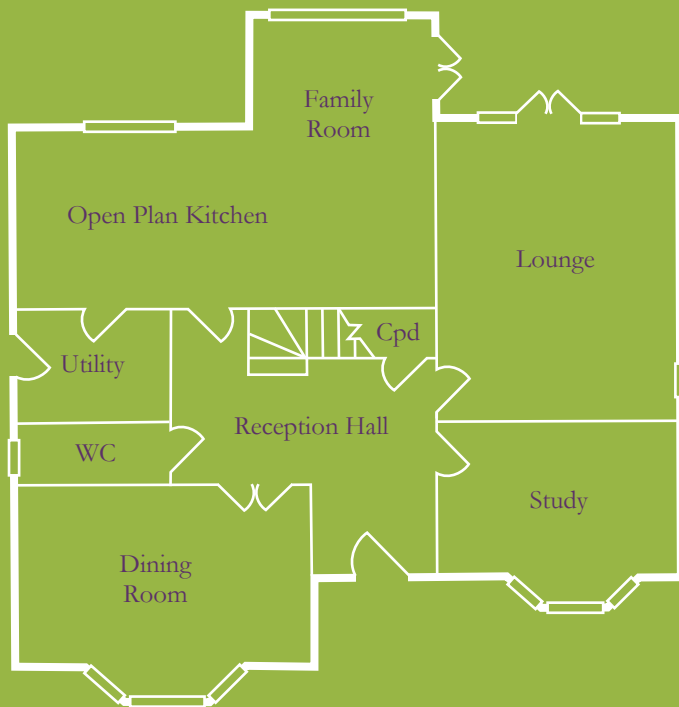
Outside

The property lies on a cul de sac servicing just a handful of properties, having a pleasant outlook over trees and a green to the front. There is off street parking to a tarmac driveway as well as access into the **Double Garage**

Gardens

Well tended gardens lie to the rear enjoying much privacy, having a paved patio next to the house leading onto enclosed lawns featuring mature foliage and trees. There is gate to the side of the property leading to the front and to a pedestrian door into the garage, and the exterior benefits from a water point, lighting and a pleasant open aspect to the rear

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	48 E	
13-38	F		
-20	G		



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.