



**Parkfield House, Watling Street, Two Gates
Tamworth, B77 1HW**

Offers in the Region Of £750,000

HIGHLY UNIQUE CHARACTER PROPERTY WITH NO UPWARD CHAIN

Welcome to Parkfield House. Offered for sale with no upward chain, this impressive detached property is situated on a large plot set back from Watling Street in Two Gates, Tamworth. Boasting a unique amount of potential and space throughout, this historical home provides a huge amount of versatility to suit the needs of a wide range of different buyers, while being complimented by attractive period features throughout.

Approached via a paved driveway with a private gated entrance, Parkfield House offers a wonderful first impression with an impressive presence and large plot surrounding. The wrap-around driveway and front gardens provide ample parking space for this home, as well as fantastic privacy.

The internal accommodation comprises of a welcoming entrance hallway with access to two large reception rooms, a store cupboard, stairs up to the first floor, and stairs leading down to a cellar. The main living room is a fantastic size, with four windows providing ample natural lighting and fantastic leisure space for a family.

The separate dining room is located off the kitchen/breakfast room, which provides a charming cottage theme that beautifully compliments the age of the property. Off the kitchen area is a separate utility room with outdoor access, and a ground floor W.C. plus more storage space. The ground floor further benefits from a large double garage which is accessed via the wrap-around driveway to the fore.

Upstairs off the impressively spacious landing are five brilliant size bedrooms, a stunning family bathroom, and a shower room. All five bedrooms provide a fantastic space to grow into, all complimented by high ceilings and natural lighting.

The main bathroom features a bath, walk-in shower, two wash hand basins, a bidet and W.C.

Outside at the side of this wonderful home is a private garden with a large patio and vast lawn area, a deceptively spacious garden with a separate 'secret garden' to the rear.



PARKFIELD
HOUSE

PAUL
CARR
Estate Agents
Sales & Lettings

Hallway

33' 4" x 4' 10" (10.16m max x 1.47m)

Living Room

33' 0" x 17' 2" (10.06m x 5.22m max)

Dining Room

16' 1" x 15' 11" (4.89m x 4.86m)

Kitchen/Breakfast Room

16' 6" x 16' 5" (5.03m x 5.00m)

Utility Room

16' 6" x 13' 4" (5.03m x 4.06m)

Downstairs W.C.

6' 2" x 2' 9" (1.88m x 0.83m)

Double Garage

25' 7" x 16' 0" (7.79m max, 6.30 min x 4.88m)

Bedroom One

16' 6" x 15' 4" (5.04m x 4.68m)

Bedroom Two

16' 6" x 13' 3" (5.02m x 4.03m)

Bedroom Three

16' 4" x 14' 4" (4.99m x 4.37m)

Bedroom Four

16' 4" x 14' 0" (4.99m x 4.26m)

Bedroom Five

12' 0" x 11' 4" (3.65m x 3.45m)

Bathroom

16' 6" x 12' 4" (5.03m x 3.75m)

Shower Room

9' 2" x 4' 0" (2.80m x 1.22m)

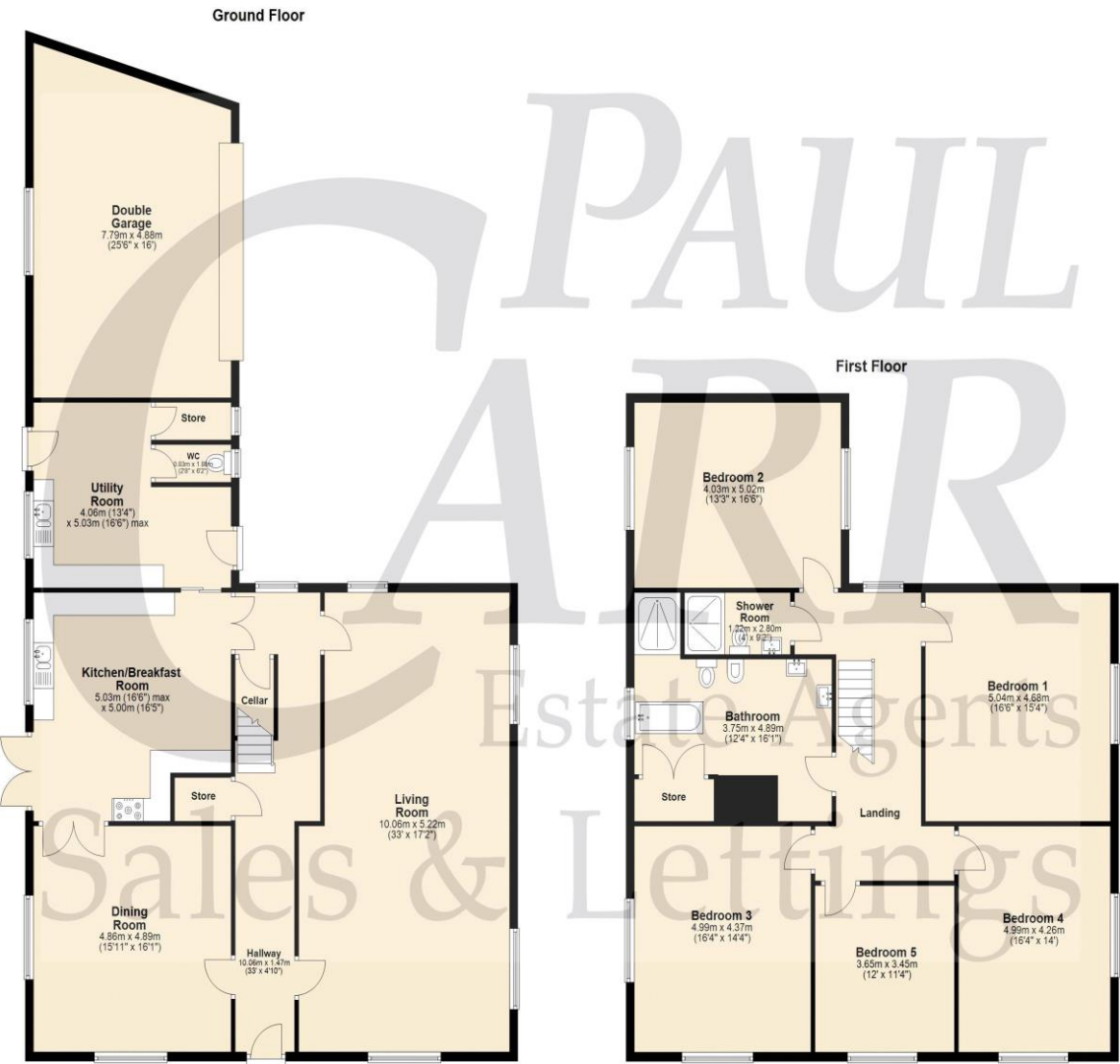






Floor Plan

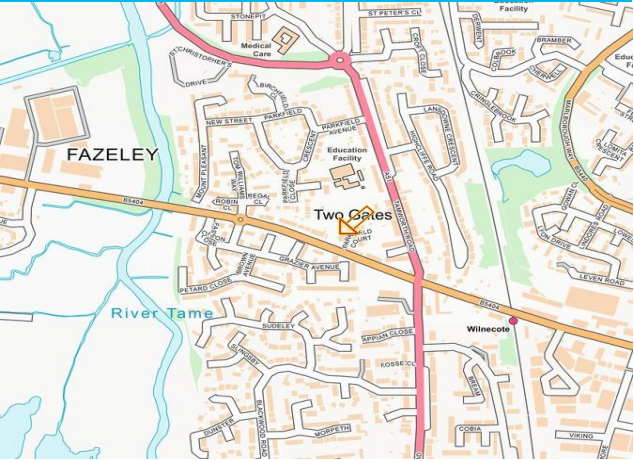
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Map Location











Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: Nov 24