



54 The Beck, Elford  
Tamworth B79 9BP

Downes & Daughters  
ESTATE AGENCY

54 The Beck, Elford  
Tamworth B79 9BP  
£269,950

A rare opportunity to purchase a three bedroom, semi detached, property at the heart of this popular Staffordshire village. This delightful family home has been lovingly restored by the current owners preserving the character of the property and blending it with some more contemporary twists. The impressive two storey dwelling totally redefines the accommodation previously expected from a property of this nature and viewing is essential to fully appreciate the impact of the 'open plan' nature of the ground floor. The entrance hallway opens in to the, simply stunning, open plan kitchen/diner/living room. The social hub of this home. Boasting a selection of high gloss wall and floor units and breakfast bar, with modern worktops and a range of appliances, the kitchen seamlessly opens in to a dining area, with access to the rear garden, which in turn leads to the living room complete with wood burning stove. The ground floor is completed with a rear hallway, cloakroom and WC. The first floor is equally impressive with a landing, three double bedrooms and a modern bathroom with separate shower. Externally the property occupies a substantial plot with a large lawned south facing rear garden, off street parking for a number of vehicles and open views to the front aspect.

Viewing really is essential to fully appreciate the impressive nature of this attractive home.

**GROUND FLOOR**

Entrance Hallway • Living Room • Dining Area • Kitchen Area • Rear Hallway • Cloakroom • WC

**FIRST FLOOR**

Landing • Bedroom One • Bedroom Two • Bedroom Three • Family Bathroom

**OUTSIDE**

Private Driveway Parking • Open Outlook To Front • Lawned Rear Garden With Deck • Side Access

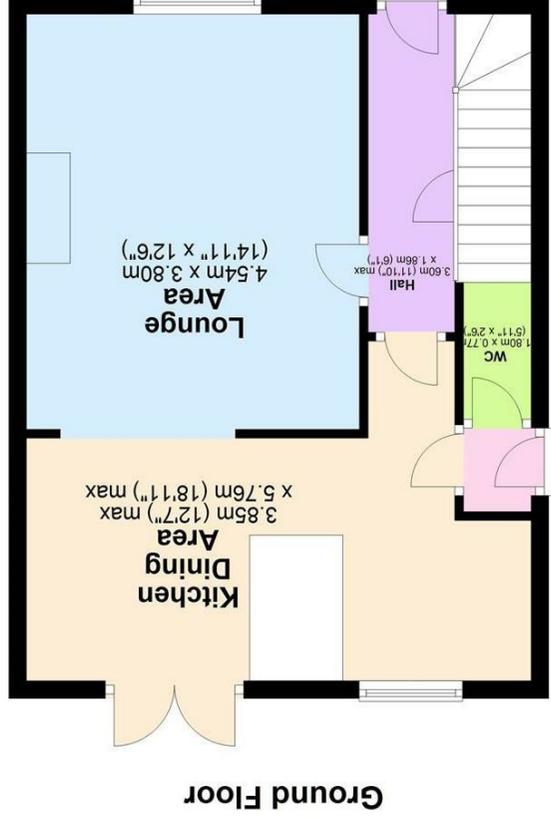
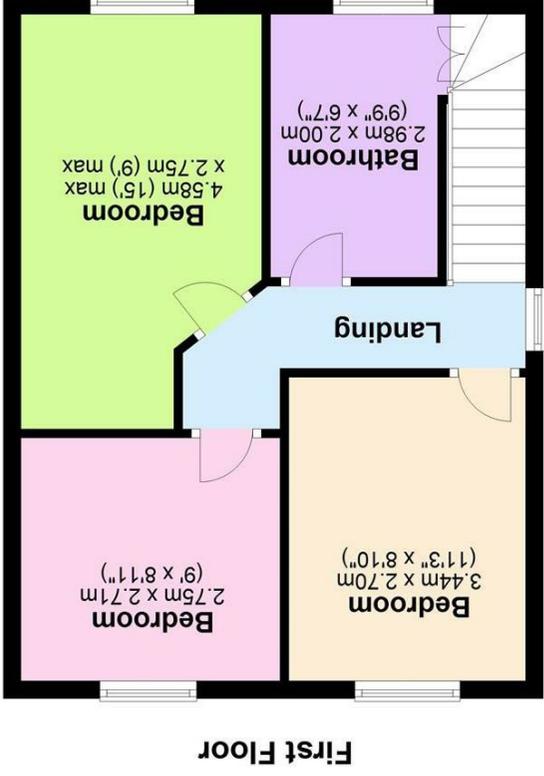
**FURTHER INFORMATION**

Upvc Double Glazing • Electric Central Heating • External Thermal Insulation • Insulated Boarded Loft





Environmental Impact (CO <sub>2</sub> ) Rating	
Current	67
Target	44
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions (122 g/kWh)            (A) (81-91)            B (61-81)            C (50-60)            D (35-50)            E (13-44)            F (11-35)            G (1-20)</small>	
<small>Very environmentally friendly - higher CO<sub>2</sub> emissions (202 g/kWh)            A (122-132)            B (112-122)            C (102-112)            D (92-102)            E (82-92)            F (72-82)            G (62-72)</small>	
Current	45
Target	71
<small>Very energy efficient - lower running costs (122 p/kWh)            A (122-132)            B (112-122)            C (102-112)            D (92-102)            E (82-92)            F (72-82)            G (62-72)</small>	
<small>Very energy efficient - higher running costs (202 p/kWh)            A (122-132)            B (112-122)            C (102-112)            D (92-102)            E (82-92)            F (72-82)            G (62-72)</small>	
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<small>EU Directive 2002/91/EC            England &amp; Wales</small>	



Not All Agents Are Equal...



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