



Dovestone

Wilnecote, Tamworth, Staffordshire, B77 4PB

£350,000

# Property Features

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- Stunning and Much Improved Spacious Detached Family Home
- Entrance Porch, Reception/Through Hallway
- Refitted Guest Cloakroom
- Through Lounge/Dining Room
- Stunning Refitted Breakfast Kitchen
- Large Utility Room
- Superb Conservatory
- Large Master Bedroom with Beautifully Refitted En-Suite
- Three Further Bedrooms, Family Bathroom
- Block Paved Driveway, Garage, Attractive Garden to Rear

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning and much improved spacious detached family home situated within this highly desirable residential development. The property has been improved by the current owners, with benefits to include both UPVC double glazing, gas fired central heating and solar panels, with spacious accommodation briefly comprising: entrance porch, reception/through hallway, refitted guest cloakroom, through lounge/dining room, stunning refitted breakfast kitchen, large utility room, superb conservatory, large master bedroom with beautifully refitted en-suite, three further bedrooms, family bathroom, block paved driveway to fore, garage, attractive garden to rear. Internal viewing is considered essential.

This spacious detached family home occupies an excellent position within this highly desirable location, with the property itself being set behind a full width block paved driveway providing ample off road parking facilities, access to the garage, along with access to the front entrance with UPVC double glazed French doors.

### ENTRANCE PORCH

With tiling to floor, ceiling downlighter, UPVC obscure double glazed front door leading through to:

### RECEPTION HALLWAY

Providing an excellent first impression, this through hallway has a staircase leading off to the first floor landing with built-in understairs storage cupboard, ceiling downlighters, coving to ceiling, radiator, tiling to floor, doors to:

### GUEST CLOAKROOM

Beautifully refitted with a white suite of close coupled WC and wash hand basin set in vanity unit, complemented by both floor and wall tiling, ceiling downlighter.

### LOUNGE/DINING ROOM

27' 1" x 10' 4" (8.25m x 3.15m)

The focal point of this spacious room is the feature fireplace with inset 'living flame' gas fire, UPVC double glazed bay window overlooking the front elevation, UPVC double glazed sliding patio doors leading to the conservatory, ceiling downlighters, additional wall light points, coving to ceiling, two radiators, tiling to floor, doorway to:

### STUNNING KITCHEN

16' 5" x 9' 7" (5m x 2.92m)

This beautiful kitchen overlooks the rear garden via the UPVC double



glazed windows and has been refitted with an excellent range of matching base units and drawers with 'Earthstone' working surfaces over and matching up-stands, along with complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap over, matching breakfast bar, space and point for 'range' style oven with tiled splashback and extractor hood over, integrated fridge, integrated dishwasher, built-in stainless steel microwave, matching full height larder style cupboards and feature kickboard lighting, ceiling downlighters, designer radiator, built-in understairs storage cupboard, tiling to floor, UPVC double glazed door to the side elevation, door leading through to:

#### UTILITY ROOM

16' 6" x 7' 5" (5.03m x 2.26m)

This particularly large utility has been beautifully refitted with an excellent range of matching base units with roll top working surfaces over and inset single drainer stainless steel sink unit with hot and cold mixer tap over, UPVC double glazed window overlooking the front elevation, matching full height larger style cupboards, recess and plumbing for automatic washing machine, recess and plumbing for automatic dishwasher, further space and points for additional electrical appliances, ceiling downlighters, wall mounted central heating boiler, tiling to floor.

#### CONSERVATORY

14' 4" x 11' 11" (4.37m x 3.63m)

This superb conservatory is of brick and UPVC double glazed construction and has a radiator, power points, air conditioning unit, tiling to floor, UPVC double glazed French doors leading out to the garden.

#### FIRST FLOOR LANDING

With access to loft, ceiling downlighters, built-in airing cupboard housing the hot water tank, laminate flooring, doors to:

#### MASTER BEDROOM

17' 7" x 9' 11" (max)" (5.36m x 3.02m)

A large and spacious double bedroom which overlooks the front elevation via the UPVC double glazed window, bedroom one has an excellent range of fitted wardrobes, ceiling light point, two wall light points, radiator, laminate flooring, door leading through to:

#### STUNNING EN-SUITE

16' 11" x 6' 6" (5.16m x 1.98m)

Spacious and beautifully refitted and must be viewed to be truly appreciated, with a white suite comprising of corner shower cubicle with feature chrome shower fitment with side jets, close coupled WC and bidet, 'his' and 'hers' wash hand basins set in vanity unit, 'jacuzzi' style bath with TV over, granite floor tiles with underfloor heating, full height complementary wall tiling, ceiling downlighters, extractor fan, two obscure UPVC double glazed windows to the rear elevation, chrome coloured heated towel rail.

#### BEDROOM TWO

7' 9" x 9' 1" (2.36m x 2.77m)

This attractive bedroom has a UPVC double glazed window to the side, ceiling downlighters, coving to ceiling, access to loft, laminate flooring, walk-in wardrobe with hanging rail and shelving.

#### BEDROOM THREE

6' 11" x 9' 2" (2.11m x 2.79m)

With a built-in cupboard, UPVC double glazed window overlooking the front elevation, ceiling light point, ceiling downlighters, coving to ceiling, radiator, laminate flooring.



#### BEDROOM FOUR

10' 5" x 4' 5" (3.18m x 1.35m)

10' 5" (3.18m) x 4' 5" (1.35m) min) and 8' 9" (2.67m) (max)

Having a UPVC double glazed window to the front, ceiling downlighters, coving to ceiling, radiator, laminate flooring.

#### BATHROOM

7' 5" x 5' 11" (2.26m x 1.8m)

Refitted with a white suite of P-shaped bath with chrome coloured shower fitment over and side shower screen, close coupled WC and wash hand basin set in vanity unit, complementary floor and wall tiling, ceiling downlighters, extractor fan, chrome coloured heated towel rail, obscure UPVC double glazed window to the rear elevation.

#### OUTSIDE

#### GARAGE

With metal up and over entrance door, courtesy door to side and rear, concrete base, suitable for a small vehicle or storage.

#### REAR GARDEN

This well presented rear garden has recess storage area having inset downlighters, a paved patio area stretches across the full width of the rear elevation leading to the summer/hot tub room with a UPVC double glazed entrance door, downlighters and power points, double glazed roof windows and a UPVC double glazed window, with the garden itself being mainly laid to lawn with a shaped gravel border to one side, to the rear of the garden is a further paved patio, timber built garden shed, and the garden is bound on all sides by both brick built wall and recently fitted fencing.

#### SOLAR PANELS

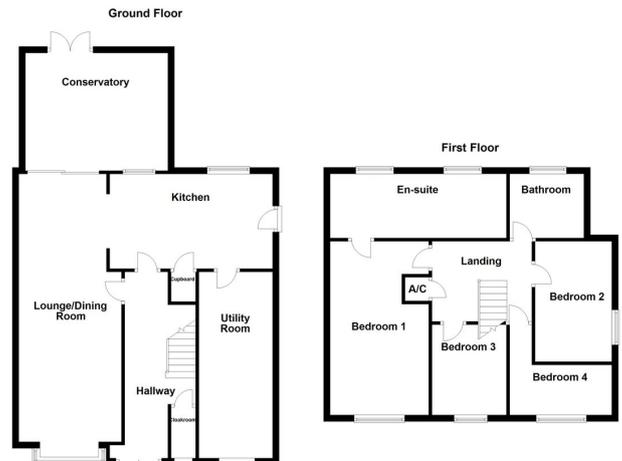
The property has solar panels fitted.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on 01827 311412



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements