



Lillingstone Avenue  
, Tamworth, Staffordshire, B79 8FD

Offers Over £310,000



# Property Features

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- Stunning Three Storey Town House
- Lounge
- Superb Fitted Dining Kitchen
- Guest Cloakroom
- Master Bedroom with
- Three Further Double Bedrooms
- Family Bathroom
- Tarmacadam Driveway
- Lawned Fore Garden
- Landscaped Garden to Rear

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning three storey town house situated within this highly desirable modern residential development, with benefits to include both UPVC double glazing and gas fired central heating heating, with beautifully presented open plan accommodation briefly comprising: lounge, superb fitted dining kitchen, guest cloakroom, large master bedroom with luxury en-suite, three further double bedrooms, family bathroom, tarmacadam driveway, lawned fore garden, landscaped garden to rear. Internal viewing is considered essential.

This beautifully presented and spacious town house occupies an excellent position within this highly desirable newly built development located close to Hopwas and open countryside. The property is tastefully presented throughout and has a tarmacadam driveway which provides ample off road parking facilities along with access to the side garden gate, with the property itself being set behind a lawned fore garden with paved pathway leading to the front entrance with canopy storm porch and a composite 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, ceiling downlighter, built-in understairs storage cupboard, radiator, laminate flooring, doors to:

### GUEST CLOAKROOM

Fitted with a white suite of close coupled WC and pedestal wash hand basin with tiled splashback, ceiling downlighter, radiator, laminate flooring, obscure UPVC double glazed window to the front.



## LOUNGE

16' 6" x 10' 2" (5.05m x 3.12m)

Beautifully presented with UPVC double glazed French doors leading out onto the garden patio, ceiling downlighters, radiator, UPVC double glazed window to rear, TV aerial socket, laminate flooring, open access to:

## KITCHEN/DINING ROOM

15' 7" x 9' 6" (4.75m x 2.92m)

Fitted with an excellent range of matching base units and drawers with roll top working surfaces over and matching up-stands, inset single drainer stainless steel sink unit with hot and cold mixer tap located below the UPVC double glazed window to the front, built-in stainless steel 'Electrolux' oven with matching four ring hob, glass splashback and extractor hood over, integrated dishwasher, integrated washing machine, space and point for full height fridge/freezer, additional range of matching wall mounted cupboards to incorporate the 'Ideal Logic' central heating boiler, ceiling downlighters, tiling to floor, UPVC double glazed window to the side.

## FIRST FLOOR LANDING

The first floor landing has a ceiling light point, staircase leading off to the second floor, doors to:

## BEDROOM TWO

13' 5" x 9' 6" (4.09m x 2.92m)

This spacious dual aspect bedroom has UPVC double glazed windows to side and rear, an excellent range of fitted wardrobes, ceiling light point, radiator.

## BEDROOM THREE

12' 0" x 9' 7" (3.68m x 2.93m)

Having UPVC double glazed windows to front and side, ceiling light point, radiator.

## BEDROOM FOUR

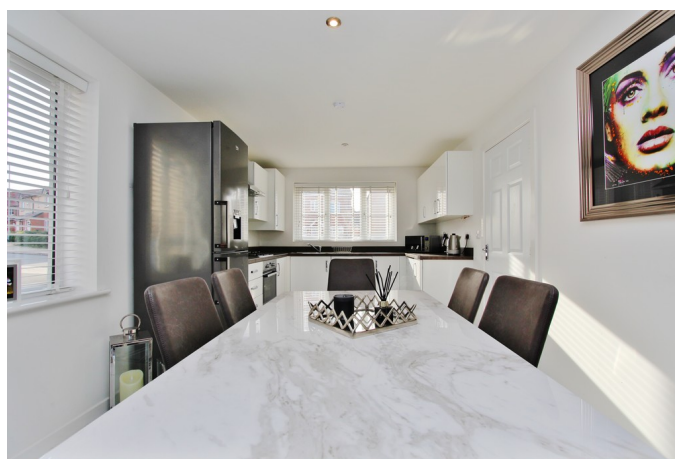
10' 2" x 6' 7" (3.10m x 2.03m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, laminate flooring.

## BATHROOM

6' 8" x 5' 7" (2.05m x 1.71m)

Comprising of a white suite of panelled bath, close coupled WC and pedestal wash hand basin, complementary wall and floor tiling, ceiling light point, extractor fan, radiator, obscure UPVC double glazed window to the front.



SECOND FLOOR LANDING

Having a ceiling downlighter, door to:

STUNNING MASTER BEDROOM

21' 4" x 16' 6" (6.52m x 5.03 (max)m)

This exceptionally large master bedroom has ceiling downlighters, access to loft, two radiators, UPVC double glazed window to the front, double glazed roof window, door to:

EN-SUITE

6' 6" x 6' 7" (1.99m x 2.03m)

Very well presented and fitted with a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin, complementary floor and wall tiling, ceiling downlighters, extractor fan, radiator, double glazed roof window.

OUTSIDE

REAR GARDEN

This landscaped rear garden has a side entrance gate, and a recently laid sandstone paved patio which runs across the rear of the property and extends in the form of a pathway to the rear of the garden with a large paved seating area, the garden has a neat lawn and shaped slate chipped borders and is bound on all sides by timber fencing.

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		95   A
81-91	B	85   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		