



Lintly

Wilnecote, Tamworth, Staffordshire, B77 4LN

Offers Over £370,000

Property Features

- Extended Detached Family Home
- Spacious Lounge
- Sitting Room
- Dining Room
- Refitted Kitchen
- Guest Cloakroom
- Five Bedrooms
- Refitted Family Bathroom
- Garage, Tarmacadam Driveway
- Well Maintained Gardens

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and extended detached family home occupying a superb corner plot position within this highly popular residential location. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: spacious lounge, sitting room, dining room, refitted kitchen, guest cloakroom, five bedrooms, refitted family bathroom, garage, tarmacadam driveway, well maintained gardens to both front and rear. Internal viewing is considered essential.

This spacious and beautifully presented family home occupies an excellent corner plot position with the property itself being set behind well maintained fore and side garden with border incorporating a variety of evergreen shrubs, a tarmacadam driveway with block paved border provides off road parking facilities along with access to the garage, both side garden gates and front entrance with external lighting and a composite double glazed front door.

RECEPTION HALLWAY

Having a ceiling light point, laminate flooring with underfloor heating, doors to:

GUEST CLOAKROOM

Refitted with a white suite of close coupled WC and wash hand basin set in vanity unit with complementary tiling surrounds, ceiling light point, obscure UPVC double glazed window to the front, laminate flooring with underfloor heating.

LOUNGE

20' 4" x 13' 0" (6.21m x 3.98m)

A spacious and well presented room with a UPVC double glazed bay window to the side, UPVC double glazed window overlooking the rear garden, two ceiling light points, laminate flooring with underfloor heating, open access leading through to:



DINING ROOM

16' 9" x 9' 7" (5.11m x 2.94m)

UPVC double glazed French doors lead out onto the garden patio, ceiling downlighters, laminate flooring with underfloor heating, staircase leading off to the first floor landing, door to sitting room, open access to:

KITCHEN

13' 4" x 8' 7" (4.08m x 2.62m)

This stunning kitchen has been refitted with an excellent range of matching base units and drawers with contemporary style working surfaces over and matching up-stands, inset single drainer sink unit with hot and cold mixer tap set below a UPVC double glazed window which overlooks the rear garden, built-in stainless steel oven with four ring hob and extractor hood over, integrated dishwasher, integrated washer/dryer, space and point for 'American' style fridge/freezer, matching full height larder style cupboards, additional range of matching wall mounted cupboards, ceiling downlighters, laminate flooring with underfloor heating.

SITTING ROOM

14' 9" x 10' 9" (4.51m x 3.30m)

Having a double glazed window to the front, ceiling light point, built-in cupboard, laminate flooring with underfloor heating.

FIRST FLOOR LANDING

With access to loft, coving to ceiling, built-in cupboard, obscure UPVC double glazed window to the side, two ceiling light points, doors to:

BEDROOM ONE

10' 5" x 10' 4" (3.19m x 3.17m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator, built-in cupboard.

BEDROOM TWO

11' 4" x 10' 5" (3.46m x 3.19m)

Enjoying an outlook over the rear garden via the UPVC double glazed window, bedroom two has built-in wardrobes, ceiling light point, radiator.

BEDROOM THREE

9' 10" x 10' 4" (3.02m x 3.16m)

Having a UPVC double glazed window to the front, ceiling light point, radiator.

BEDROOM FOUR

9' 11" x 10' 2" (3.03m x 3.12m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, ceiling light point, built-in single wardrobe, radiator.



BEDROOM FIVE

8' 4" x 5' 2" (2.56m x 1.60m)

With UPVC double glazed window to the front, ceiling light point, radiator.

FAMILY BATHROOM

8' 0" x 5' 6" (2.46m x 1.70m)

Beautifully refitted with a white suite of P-shaped bath with chrome coloured shower fitment and side shower screen, close coupled WC and pedestal wash hand basin, feature floor and wall tiling, ceiling downlighters, chrome coloured heated towel rail, obscure UPVC double glazed window to the rear.

WC

With a white close coupled WC, ceiling light point, UPVC double glazed window to the side.

OUTSIDE

GARAGE

16' 11" x 9' 3" (5.17m x 2.84m)

Having a metal up and over entrance door, ceiling strip light point, power points, wall mounted 'Logic' central heating boiler.

REAR GARDEN

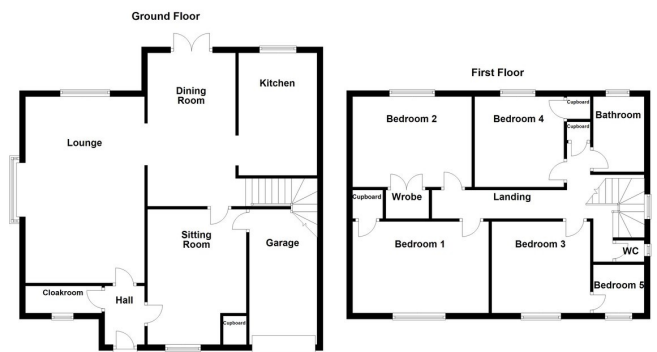
This attractive rear garden has paved pathways from both side entrance gates, a neat lawn, two paved patios, shaped stone chipped borders with the garden itself being bound by timber fencing.

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		
81-91	B		
69-80	C		79 C
55-68	D	66 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