



Sycamore

Wilnecote, Tamworth, Staffordshire, B77 5HF

£310,000

# Property Features

---

- Extended Link Detached Family Home
- Reception Hallway
- Lounge
- Separate Dining Room
- Sitting Room
- L-Shaped Kitchen
- Guest Cloakroom
- Extended Master Bedroom with Luxury En-suite
- Two Further Bedrooms, Family Bathroom
- Side Garage, Driveway, Rear Garden

## Full Description

---

Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented and extended link detached family home situated within this highly desirable residential location. The property has benefits to include both UPVC double glazing and gas fired central heating, with spacious accommodation briefly comprising: reception hallway, lounge, separate dining room, guest cloakroom, sitting room, L-shaped kitchen, extended master bedroom with luxury en-suite, two further bedrooms, refitted family bathroom, side garage, tarmacadam driveway, well maintained rear garden. Internal viewing is strongly recommended.

This extended family home occupies an enviable position within this highly desirable development, with the property itself being set behind a full width tarmacadam driveway with block paved border providing ample off road parking facilities along with access to the side garage and front entrance with composite front door.

### RECEPTION HALL

Providing a warm welcome and having ceiling light point, coving to ceiling, obscure UPVC double glazed window, radiator, laminate flooring, door to:

### LOUNGE

14' 9" x 10' 10" (4.52m x 3.32m)

This attractive lounge has a feature fireplace with inset 'living flame' gas fire, UPVC double glazed bow window to the front, ceiling light point, coving to ceiling, radiator, laminate flooring, door to:

### DINING ROOM

11' 3" x 12' 6" (3.44m x 3.83m)

With a staircase leading off to the first floor landing, ceiling light point, coving to ceiling, radiator, laminate flooring, open access to sitting room, door to:

### INNER LOBBY

Having a ceiling light point, coving to ceiling, built-in understairs storage cupboard, door to garage, tiled flooring, door to:



#### GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wall hung wash hand basin, complementary wall and floor tiling, ceiling light point, extractor fan, coving to ceiling.

#### SITTING ROOM

7' 7" x 9' 11" (2.32m x 3.04m)

This excellent addition to the home has UPVC double glazed French doors leading out onto the garden decking, ceiling light point, coving to ceiling, laminate flooring, sliding door leading through into:

#### L-SHAPED KITCHEN

12' 11" (max) x 13' 10" (max) (3.94m (max) x 4.24m (max))

This excellent kitchen overlooks the rear garden via the UPVC double glazed window and is fitted with an excellent range of matching base units and drawers to include corner display shelving and having roll top working surfaces over with complementary tiling surrounds, inset circular stainless steel sink unit with hot and cold mixer tap, built-in 'Neff' double oven with matching five ring gas hob and extractor hood over, integrated dishwasher, integrated fridge, recess and plumbing for automatic washing machine, recess and point for additional electrical appliance, further range of matching wall mounted cupboards to include corner display shelving and also housing the 'Worcester' central heating boiler, ceiling downlighters, tiling to floor, underfloor heating, door to garage, UPVC double glazed door leading out onto the garden decking.



#### FIRST FLOOR LANDING

Having a ceiling light point, coving to ceiling, doors to:

#### EXTENDED MASTER BEDROOM

18' 1" x 9' 5" (5.52m x 2.88m)

This large double bedroom has a built-in double wardrobe, ceiling light point, coving to ceiling, access to loft, UPVC double glazed window overlooking the rear garden, further UPVC double glazed window to the side, radiator, door to:

#### LUXURY EN-SUITE

4' 9" x 7' 5" (1.46m x 2.28m)

With natural stone floor tiles complemented with feature wall tiling, and comprising of a white suite of walk-in shower cubicle with 'Mira' shower fitment, close coupled WC and wall hung wash hand basin with vanity unit over, ceiling downlighters, extractor fan, radiator, obscure UPVC double glazed window to the rear.



#### BEDROOM TWO

10' 11" x 10' 3" (max) (3.34m x 3.13m (max))

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



### BEDROOM THREE

8' 0" x 5' 10" (2.44m x 1.78m)

Bedroom three has a UPVC double glazed window to the front, ceiling light point, coving to ceiling, radiator.

### FAMILY BATHROOM

6' 7" x 6' 7" (2.02m x 2.01m)

Beautifully refitted with a white suite of panelled bath with chrome coloured shower fitment over and side shower screen, close coupled WC and wall hung wash hand basin, complementary wall and floor tiling, ceiling light point, coving to ceiling, radiator, obscure UPVC double glazed window to the side.



### OUTSIDE

### GARAGE

22' 10" x 8' 7" (6.97m x 2.63m)

The garage has a metal up and over entrance door, ceiling strip light point, power point, loft storage area, doors to kitchen and inner lobby.

### REAR GARDEN

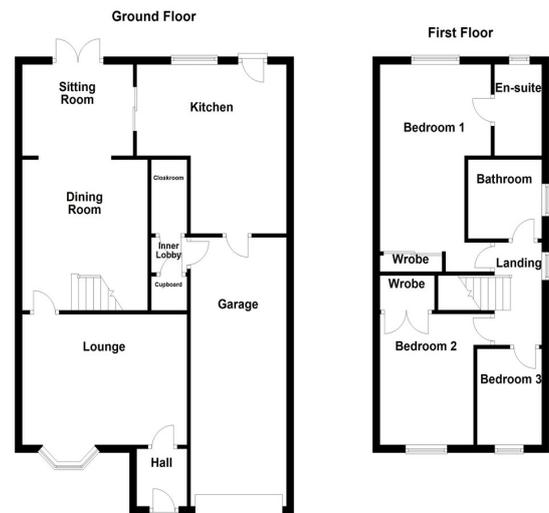
The very well maintained rear garden has a timber decked seating area across the rear of the property, along with an external cold water supply, neat lawn with shaped slate chipped borders incorporating plants and shrubs and creating a further seating area and leading to the large timber built garden shed, beside which is a Cotswold stone chipped courtesy garden, and the garden itself 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.



6a Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

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