



Woodcroft Avenue

Tamworth, Staffordshire, B79 8BL

£379,950

# Property Features

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- Spacious Detached Family Home
- Reception/Through Hallway
- Lounge
- Separate Dining Room
- Fitted Kitchen and Breakfast Room
- Utility Room, Guest Cloakroom
- Four Bedrooms with Master having En-suite
- Family Shower Room
- Garage, Driveway, Gardens to Front and Rear
- No Onward Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this spacious detached family home situated within this highly desirable residential location and offered with no onward chain. Benefits include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception/through hallway, lounge, separate dining room, fitted kitchen and breakfast room, utility room, guest cloakroom, four bedrooms with master bedroom having en-suite, family bathroom, garage, concrete imprinted driveway, gardens to front and rear. The property offers enormous potential, with internal viewing strongly recommended.

This spacious detached home occupies an enviable position within this popular close on the north side of town. The property itself is set back behind a mature fore garden with neat lawn and shaped borders, a concrete imprinted driveway provides ample off road parking facilities along with access to the side garage, side garden gate and front entrance with canopy storm porch and front door leading through to:

### RECEPTION HALLWAY

This through hallway has a staircase leading off to the first floor landing, ceiling light point, coving to ceiling, radiator, doors to:

### GUEST CLOAKROOM

Comprising of a white suite of close coupled WC and wash hand basin set in vanity unit with tiled splashback, ceiling light point with pull switch, radiator, UPVC obscure double glazed window to the front.

### LOUNGE

18' 6" x 11' 9" (5.64m x 3.59m)

The lounge has a feature fireplace with inset electric 'flame effect' fire, UPVC and leaded double glazed bay window to the front, ceiling light point, coving to ceiling, two wall light points, radiator, double doors leading through to:



## DINING ROOM

11' 8" x 9' 7" (3.58m x 2.94m)

UPVC double glazed French doors lead out onto the garden patio, ceiling light point, coving to ceiling, radiator.

## KITCHEN

12' 6" x 8' 11" (3.83m x 2.72m)

Fitted with a range of matching base units and drawers with roll top working surfaces over with complementary tiling surrounds, inset single drainer sink unit with hot and cold mixer tap located below a UPVC double glazed window which overlooks the rear garden, built-in 'Neff' oven with matching four ring hob and extractor hood over, recess and points for additional free standing electrical appliances, further range of matching wall mounted cupboards to incorporate corner display shelving, open access leading through to:

## BREAKFAST ROOM

9' 4" x 7' 8" (2.87m x 2.34m)

Having a UPVC double glazed door leading out onto the garden patio, ceiling light point, radiator, door to:

## UTILITY ROOM

6' 9" x 7' 7" (2.07m x 2.32m)

Having a double base unit, single drainer stainless steel sink unit, recess and plumbing for automatic washing machine, range of wall mounted cupboards, ceiling light point, radiator, door to garage, courtesy door to side.

## FIRST FLOOR LANDING

With access to loft, ceiling light point, obscure UPVC double glazed window to the side, doors to:

## BEDROOM ONE

11' 7" x 11' 1" (3.54m x 3.38m)

This double bedroom has an excellent range of built-in wardrobes, UPVC and leaded double glazed window to the front, ceiling light point, radiator, door to:

## EN-SUITE

6' 5" x 4' 9" (1.98m x 1.46m)

Comprising of a white suite of fully tiled walk-in shower cubicle with 'Triton' shower fitment, close coupled WC and wash hand basin set in vanity unit with tiling surrounds, ceiling light point, extractor fan, radiator.

## BEDROOM TWO

7' 9" x 11' 0" (2.37m x 3.37m)

This bedroom has a built-in double wardrobe, UPVC double glazed window overlooking the rear garden, ceiling light point, radiator, archway leading to bedroom four.



### BEDROOM THREE

8' 5" x 7' 8" (2.59m x 2.35m)

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

### BEDROOM FOUR

7' 8" x 7' 8" (2.36m x 2.34m)

Enjoying an outlook over the rear garden via the UPVC double glazed window, bedroom four has a ceiling light point, radiator.

### SHOWER ROOM

6' 9" x 8' 1" (2.08m x 2.48m)

Refitted with a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, full height wall tiling, ceiling light point, radiator, obscure UPVC double glazed window to the side.

### OUTSIDE

#### GARAGE

18' 3" x 7' 7" (5.58m x 2.33m)

With an automatic up and over entrance door, ceiling light point, wall mounted 'Worcester' central heating boiler, ceiling light point, power point.

#### REAR GARDEN

This mature rear garden has a paved patio across the rear of the property, along with a paved pathway from the side entrance gate, steps lead down to the garden itself which is mainly laid to lawn with a variety of shaped borders, to the rear of the garden are two garden sheds and the garden is bound by timber fencing.

#### ANTI MONEY LAUNDERING

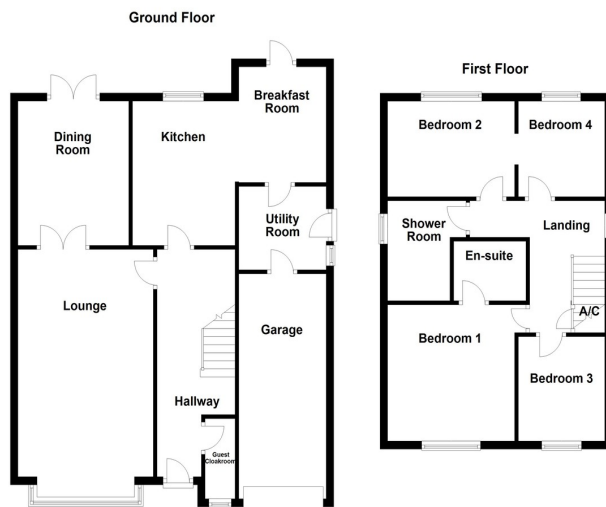
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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 the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	57   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