



Lillingstone Avenue
Tamworth, Staffordshire, B79 8FD

£370,000

Property Features

- Beautifully Presented Detached Family Home
- Reception Hall
- Spacious Lounge
- Open Aspect Kitchen/Dining Area, Utility Room
- Guest Cloakroom
- Four Bedrooms, Master with En-suite
- Family Bathroom
- Garage
- Driveway
- Well Presented Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this beautifully presented detached family home set in this modern development. The property benefits from UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception hall, lounge, fitted kitchen/diner, utility room, guest cloakroom, four bedrooms with master bedroom having en-suite, family bathroom, garage, driveway, well presented rear garden. Internal viewing is strongly recommended.

This modern four bedroom detached family home is situated in a most pleasant position on this superb modern development, with the property itself set behind a tarmac driveway which provides ample off road parking facilities, a neat lawned fore garden is situated adjacent, with the driveway providing access to the front entrance, with canopy storm porch over.

ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, radiator, wall socket, staircase off to first floor landing, quality tile effect flooring, door into:

SPACIOUS LOUNGE

15' 8" x 10' 11" (4.80m x 3.34m)

The lounge offers superb floor space for free standing lounge furniture and has a UPVC double glazed window overlooking the front aspect, ceiling light point, radiator, wall socket, TV connection point, double doors into:

OPEN ASPECT KITCHEN/DINING AREA

18' 4" x 10' 2" (5.60m x 3.11m)

The modern open aspect kitchen/dining area is positioned to the rear of the property, with the kitchen area having a matching range of base units and drawers, integrated fridge and integrated freezer, recess and plumbing for dishwasher, built-in 'Electrolux' oven with four ring gas hob, tiled splashback and extractor hood above, roll top working surfaces, inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, complementary tiled surrounds, matte black wall sockets, matching range of wall units offering further storage space, continuing breakfast bar with



chair recess beneath, ceiling downlighters, UPVC double glazed window to the rear, door into the understairs storage cupboard, tile effect flooring opening to the dining area, with ample floor space for free standing dining room table with ceiling light point above, UPVC double glazed French doors opening out to the rear patio, radiator, wall socket, door into:

UTILITY ROOM

5' 2" x 7' 0" (1.59m x 2.14m)

Having a roll top working surface with base unit, recess and plumbing for washing machine, wall mounted 'Ideal' boiler, obscure UPVC double glazed door opening to the side aspect, ceiling light point, radiator, tile effect flooring, door into:



GUEST CLOAKROOM

The matching suite comprises of a close coupled WC, corner hand wash basin with hot and cold mixer tap over and tiled splashback, obscure UPVC double glazed window to the rear, ceiling light point, radiator, tile effect flooring.

FIRST FLOOR LANDING

Having loft hatch access, ceiling light point, wall socket, door into the linen cupboard, door into:



BEDROOM ONE

13' 5" x 14' 3" (4.11m x 4.36m)

The well presented and spacious master bedroom offers superb floor space for free standing bedroom furniture, with recess for free standing wardrobes, UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket, door into the overstairs storage cupboard offering additional storage space, door into:



EN-SUITE

5' 11" x 6' 9" (1.82m x 2.07m)

This attractive suite boasts a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, shower unit with enclosed shower fitment, ceiling to floor surround, glass side screen and folding glass doors, ceiling light point, obscure UPVC double glazed window to the side, radiator, quality tile effect flooring.

BEDROOM TWO

12' 2" x 9' 4" (3.72m x 2.85m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.

BEDROOM THREE

9' 7" x 9' 2" (2.93m x 2.80m)

Currently being utilised as a dressing room, the third bedroom has a UPVC double glazed window overlooking the rear garden, radiator, wall socket, ceiling light point.



BEDROOM FOUR

9' 7" x 7' 4" (2.93m x 2.24m)

The well proportioned fourth bedroom offers versatile space and can be used as either a home office or bedroom, with a UPVC double glazed window overlooking the rear garden, radiator, wall socket, ceiling light point.

FAMILY BATHROOM

6' 2" x 6' 9" (1.89m x 2.08m)

The matching three piece suite comprises of a panelled bath with hot and cold mixer tap over and shower fitment above, ceiling to floor tiled surround and glass side screen, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, obscure UPVC double glazed window to the rear, ceiling light point, radiator, tile effect flooring.

OUTSIDE

GARAGE

15' 10" x 9' 3" (4.83m x 2.83m)

Accessed from the tarmac driveway and having up and over entrance door.

REAR GARDEN

This most attractive rear garden has been professionally landscaped by the current owners, and begins with the large slabbed paved patio area offering superb outdoor seating and entertainment space, with a continuing slabbed paved path leading to the side entrance gate and utility door, along with the external cold water tap, a raised retaining sleeper boundary separates and patio from the lawn, with steps leading to the tiered area and continues to the secondary patio area positioned to the rear of the garden, with pergola over, timber fencing to all boundaries.

ANTI MONEY LAUNDERING

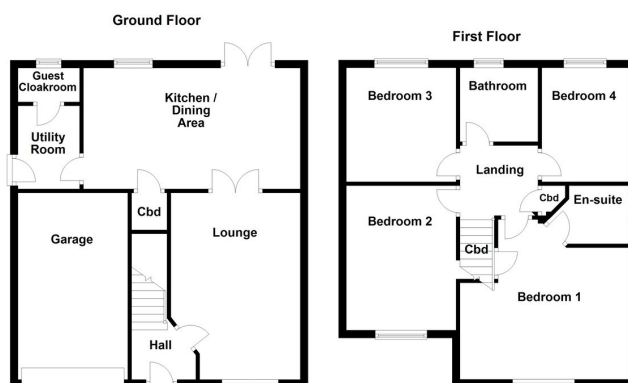
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		94 A
81-91	B	84 B	
69-80	C		
55-68	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