



Hockley Road

Wilnecote, Tamworth, Staffordshire, B77 5EF

£250,000

# Property Features

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- Immaculately Presented and Modern Semi Detached Family Home
- Entrance Hall
- Lounge
- Dining/Family Area
- Fitted Kitchen
- Family Bathroom
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Block Paving to the Fore
- Magnificent Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and modern semi detached family home residing upon this popular road. The property benefits from UPVC double glazing, gas fired central heating and internal reconfiguration, with the property itself briefly comprising: entrance hall, lounge, dining/family area, fitted kitchen, family bathroom, master bedroom with en-suite, two further bedrooms, block paving to the fore, magnificent rear garden. Early internal viewing is highly advised.

This charming three bedroom semi detached residence is situated only a short distance away from local schooling, shopping amenities and commuter links, with the front aspect being considerably improved by the current owners and presents a block paved frontage with sleeper and fence boundaries enclosing privacy, the block paving also offers access to the side entrance gate and front entrance door.

### ENTRANCE HALL

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

### LOUNGE

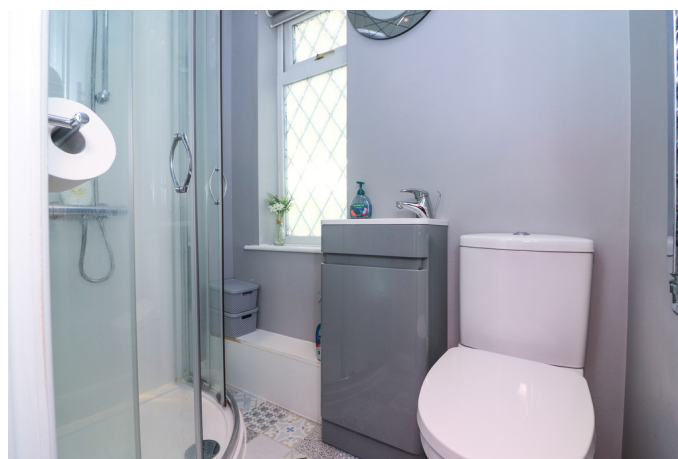
12' 6" x 15' 3" (3.81m x 4.65m)

The lounge offers superb floor space for free standing lounge furniture, and has a feature electric fire display with decorative surround and tiled hearth, UPVC double glazed bay window overlooking the front aspect, ceiling light point, two wall mounted light points, radiator, wall sockets, folding doors into the understairs storage cupboard offering additional storage space, open arch into:

### DINING AREA

10' 4" x 9' 11" (3.15m x 3.02m)

The open aspect dining and family area provides perfect social and family space, with the room itself offering fantastic floor space for free standing dining room table, ceiling downlighters, radiator, wall socket, UPVC double glazed French doors opening out to the rear patio, modern wood grain effect flooring, open arch into:



### FITTED KITCHEN

6' 8" x 9' 9" (2.03m x 2.97m)

Being a continuation from the dining and family area, the fitted kitchen offers a superb outlook across the large rear garden through its UPVC double glazed window, with the kitchen area itself having a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for free standing fridge/freezer, built-in 'Beko' oven with four ring 'Beko' induction hob, splashback and extractor hood over, roll top working surfaces with matching upstands, vinyl tile effect surround, matching wall units offering further storage space, ceiling downlighters, wall sockets, modern wood grain effect flooring.



### FAMILY BATHROOM

10' 2" x 5' 5" (3.1m x 1.65m)

Located on the ground floor, the well presented family bathroom offers a matching four piece suite which comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage drawers and cupboard beneath, panelled bath with hot and cold mixer tap above, walk-in shower unit with shower fitment enclosed, tiled surround, glass side screen and sliding glass doors, two obscure UPVC double glazed windows to the side aspect, ceiling downlighters, herringbone wood grain effect water resistant flooring, radiator.



### FIRST FLOOR LANDING

Having a UPVC double glazed window over the staircase offering natural light source, loft hatch access, ceiling light point, door into:

### BEDROOM ONE

11' 4" x 12' 4" (3.45m x 3.76m)

The double master bedroom offers ample floor space for free standing bedroom furniture, feature UPVC double glazed bay window overlooking the front aspect, fitted wardrobes enclosing hanging rail, shelving unit and courtesy recess display shelving, ceiling light point, wall socket, radiator, door into:



### EN-SUITE

5' 9" x 3' 6" (1.75m x 1.07m)

The modern en-suite has automatic lighting and a suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, corner shower unit with enclosed shower fitment, obscure UPVC double glazed window to the front, extractor fan, wall mounted heated towel rail, decorative water resistant tile effect flooring.

### BEDROOM TWO

13' 5" x 9' 6" (4.09m x 2.9m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, ample floor space for free standing wardrobes.



### BEDROOM THREE

10' 6" x 6' 4" (3.2m x 1.93m)

The well proportioned third bedroom offers a fantastic outlook across the rear garden through its UPVC double glazed window and has a ceiling light point, radiator, wall socket, door into the housing for the 'Worcester Bosch' combination boiler.

### OUTSIDE

#### REAR GARDEN

Stepping out onto the block paved patio area, the large rear garden presents vast open space which is predominantly made up of lawn, additional patio areas and slabbed paved path, to the side aspect the block paved patio continues and provides a foundation for the large timber cabin, which in turn provides superb outdoor storage space along with a separated utility section. The long garden is protected by timber fencing and hedgerow boundaries.



#### ANTI MONEY LAUNDERING

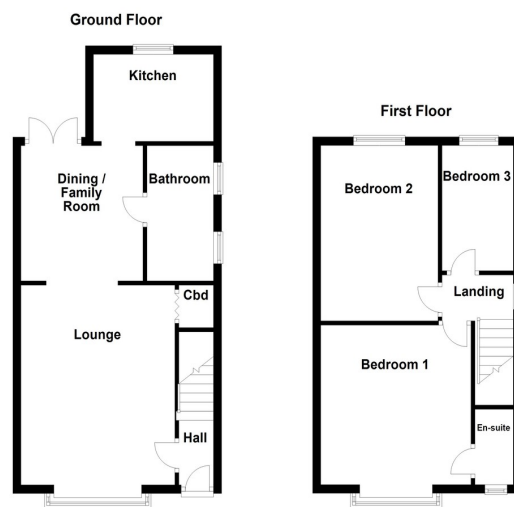
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		
81-91	B		85   B
69-80	C		
55-68	D	56   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