

Broadlee

Wilnecote, Tamworth, Staffordshire, B77 4PG

Offers In Region Of £325,000

Property Features

- Extended and Spacious Detached Property
- Entrance Porch
- Reception Hall
- Lounge
- Conservatory
- Dining Room
- Fitted Kitchen
- Guest Cloakroom
- Three Double Bedrooms, Family Shower Room
- Garage, Driveway, Rear and Fore Gardens

Full Description

Taylor Cole Estate Agents are thrilled to offer 'for sale' this extended and spacious detached property situated on this highly desirable residential development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, reception hall, lounge, conservatory, dining room, fitted kitchen, guest cloakroom, three double bedrooms, family shower room, garage, rear and fore gardens, block paved driveway. Early internal viewing is considered essential.

This charming three bedroom detached home enjoys an enviable corner plot position and boasts a prominent 'double fronted' style frontage, with the property itself positioned behind a raised shaped lawned fore garden with border offering evergreens and shrubbery, the large block paved driveway provides access to the up and over garage door, porch front entrance door, a continuing matching path leads to the side entrance gate with iron rail and post fencing along the frontage and raised brick built walls to each side.

ENTRANCE PORCH

Accessed via the double glazed sliding doors and having a wall mounted light point, carpeted flooring, secure obscure double glazed UPVC front door into:

RECEPTION HALL

Having a ceiling light point, wall socket, telephone connection point (subject to regulations), radiator, staircase off to first floor landing, ceiling light point, door into:

LOUNGE

10' 6" x 15' 8" (3.2m x 4.78m)

The spacious lounge offers ample floor space for free standing lounge furniture and has a UPVC double glazed bow window overlooking the front aspect, two ceiling light points, recessed electric fire display, wall sockets, TV connection point, French doors to:



CONSERVATORY

8' 10" x 9' 9" (2.69m x 2.97m)

Being of UPVC construction and having ceiling to floor double glazed windows surround, this superb additional sitting room offers an outlook across the rear garden and has a radiator, two wall mounted light points, UPVC double glazed French doors opening out to the rear patio.

DINING ROOM

10' 4" x 16' 5" (3.15m x 5m)

This multi functional room provides fantastic floor space and can be utilised as a secondary lounge, separate dining room or provides potential to be open into the kitchen (subject to building regulations), with the room itself currently having a UPVC double glazed window to the front aspect, door into the understairs storage cupboard offering superb storage space, two ceiling light points, radiator, wall socket, UPVC double glazed sliding doors opening out to the rear garden, archway through to:

FITTED KITCHEN

16' 8" x 7' 1" (5.08m x 2.16m)

The fitted galley kitchen has a matching range of base units and drawers, recess and plumbing for washing machine, recess and point for tumble dryer, recess and point for fridge, built-in 'Belling' oven with four ring 'Hotpoint' induction hob, stainless steel splashback and extractor hood over, roll top working surfaces with matching surrounds, wall sockets, matching range of wall units offering further storage space, ceiling downlighters, UPVC double glazed window to the front aspect, radiator, obscure UPVC double glazed door to the rear, tiled flooring.

GUEST CLOAKROOM

7' 0" x 2' 5" (2.13m x 0.74m)

Having a WC, obscure UPVC double glazed window to the rear, ceiling light point, radiator, tile effect flooring.

FIRST FLOOR LANDING

With a feature UPVC double glazed stained glass window offering natural light source and stunning outlook, ceiling light point, wall socket, loft hatch access, doors to:

BEDROOM ONE

13' 8" x 8' 8" (4.17m x 2.64m)

The master bedroom provides superb floor space for free standing bedroom furniture and has fitted wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, UPVC double glazed window to the front aspect.

BEDROOM TWO

10' 7" x 9' 7" (3.23m x 2.92m)

Again positioned to the front of the property and having superb floor space for free standing double bed and furniture, built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall socket.



BEDROOM THREE

10' 7" x 6' 9" (3.23m x 2.06m)

The well proportioned third bedroom has UPVC double glazed window to the rear, ceiling light point, radiator, wall socket.

SHOWER ROOM

5' 9" x 7' 6" (1.75m x 2.29m)

Having ceiling to floor tiled surround and a matching suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower with enclosed shower fitment and curved glass side screen, ceiling downlighters, obscure UPVC double glazed window to the rear, radiator, shaver socket, tile effect water resistant flooring.

OUTSIDE

GARAGE

Having been added to the property, the garage is accessed via the up and over garage door and has a ceiling light point, wall socket, door to rear garden, and offers off road parking facilities or additional storage space.

REAR GARDEN

Having two slabbed paved patio areas, a continuing slabbed paved path leading to the side entrance gate and decking area positioned in front of the rear door to the garage, the garden is predominantly made up of lawn situated in the centre with borders surround providing evergreens and shrubbery, timber fencing and brick built walls to boundaries.

ANTI MONEY LAUNDERING

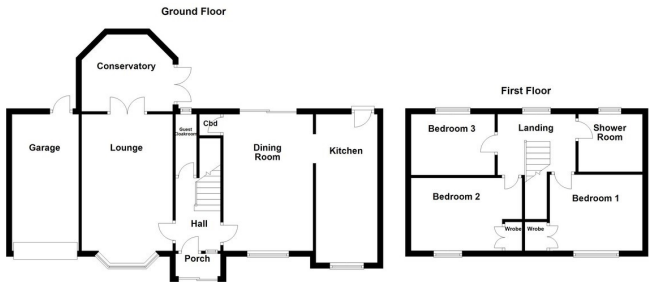
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
69-80	C		80 C
55-68	D	65 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