



Goldcrest

Wilnecote, Tamworth, Staffordshire, B77 5NS

Offers In Region Of £250,000

Property Features

- Attractive Semi-Detached Home
- Extended Entrance Hall
- Lounge
- Open Kitchen / Dining
- Open Conservatory
- Guest Cloakroom
- Three Bedrooms
- Shower Room
- Stunning Rear Garden
- Driveway & Store

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this immaculately presented and extended semi-detached residence, which enjoys a delightful position in this popular cul-de-sac. The property benefits from both UPVC double glazing, and gas fired central heating, with accommodation briefly comprising of; entrance hall, lounge, kitchen/dining area, open conservatory, guest cloakroom, three bedrooms, family shower room, stunning rear garden, block paved driveway, store and large canopy porch. Early internal viewing is highly advised.

This charming three bedroom semi-detached abode, is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a block paved driveway offering ample off-road parking facilities which in turn leads to the enclosed canopy porch with a door leading to the store and door into the property's entrance hall.

ENTRANCE HALL

The extended entrance hallway is accessed via the obscure double glazed composite front entrance door, and having an obscure UPVC double glazed window to the side, two ceiling light points, wall-mounted upright column radiator, wall with sockets, stairs off to the first-floor landing, tiled flooring and door into:

LOUNGE

14' 04" x 11' 08" (4.37m x 3.56m)

The spacious lounge offers ample floor space for free standing lounge furniture, and has a feature fire display with decorative mantle surrounds, marble backdrop and marble hearth, wall sockets, television connection point, telephone connection point, and UPVC double glazed bow window overlooking the front aspect.

KITCHEN / DINING AREA

14' 04" x 8' 06" (4.37m x 2.59m)

Offering a matching range of base units and drawers, integrated fridge, integrated freezer, integrated slim-line dishwasher, integrated washing machine, built in 'New World' double oven, with four-ring gas hob, tiled splashback, and extractor hood over, roll



top working surfaces with inset sink and draining unit with hot and cold mixer tap above, complimentary tiled surround, a matching range of wall units, offering further storage space, UPVC double glazed windows looking into the conservatory, ceiling downlighters, door into the under stairs storage cupboards/pantry offering superb additional storage space, and tile effect flooring to the dining section, with floor space for free standing dining room table, radiator, open aspect to:

CONSERVATORY

10' 00" x 14' 00" (3.05m x 4.27m)

Open to the kitchen/dining area, this superb additional sitting room, is brick and UPVC construction and has a glass roof, with double glazed windows, overlooking the rear garden, two wall-mounted light points, ceiling light points, radiator, wall with sockets, UPVC double glazed French doors opening out to the rear patio, and woodgrain effect flooring.

GUEST CLOAKROOM

3' 08" x 7' 07" (1.12m x 2.31m)

Having a close coupled WC, hand wash basin with hot and cold mixer tap over, tiled splashback with toiletry storage beneath, extractor fan, ceiling light points, and tiled flooring with underfloor heating.

FIRST FLOOR LANDING

Having the loft hatch access, ceiling light point, radiator, wall with sockets, door into the airing cupboard enclosing the 'Vaillant' combination boiler and door into:

BEDROOM ONE

8' 02" x 12' 00" (2.49m x 3.66m)

The master bedroom offers ample floor space for free standing bedroom furniture and free standing bed, and has built in wardrobes, enclosing hanging rails and shelving units with cupboard above, ceiling light points, radiator, wall with sockets, and UPVC double glazed window to the front.

BEDROOM TWO

8' 2" x 8' 10" (2.49m x 2.69m)

This generous double bedroom provides further space for freestanding furniture, having a UPVC double glazed window to the rear, ceiling light points, radiator, wall with sockets, and built in wardrobes enclosing hanging rails and shelving units with separate over stairs cupboard adjacent.

BEDROOM THREE

5' 11" x 8' 10" (1.8m x 2.69m)

Currently being utilised as the home office, the third bedroom has a UPVC double glazed window to the front aspect, ceiling lights points, wall with sockets, radiator and woodgrain effect flooring.



SHOWER ROOM

5' 05" x 6' 00" (1.65m x 1.83m)

The three-piece suite, comprises of a close coupled WC, corner shower unit, with enclosed shower fittings, glass side screen and sliding glass doors, hand wash basin with hot and cold mixer tap, and toiletry storage beneath, ceiling to floor tiled surround, obscure UPVC double glazed window to the rear, ceiling light points, wall mounted heated towel rail, and quality water resistant woodgrain effect flooring.

OUTSIDE

STORE

With dual aspect from the front and rear, the store, which was once the property's garage prior to extension work, provides superb storage facilities, and has a ceiling light point and wall sockets.

GARDEN

The stunning landscaped rear garden, has been very well maintained by the current owners, and has a number of outdoor seating areas, slab paved patio with wall-tap, and undercover canopy providing covered seating, the raised borders offer evergreens and shrubbery with stone chippings. Sleeper steps lead to the tier lawned area with border surround, providing plantation and ever greens, with further slab paved patio to the rear, along with gravelled area, and a corner raised border, timber fencing and brick-built walls to boundaries.

ANTI MONEY LAUNDERING

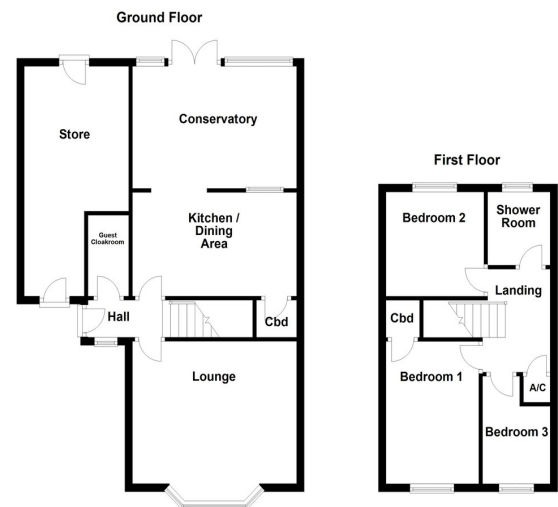
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		77 C
55-68	D	63 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