



Hockley Road

Wilnecote, Tamworth, Staffordshire, B77 5EB

£425,000

Property Features

- Stunning and Imposing Period Property
- Lounge
- Dining Room
- Superb Open Plan Kitchen/Family room
- Utility Room
- Three Double Bedrooms
- Luxury Family Shower Room
- Lawned Fore Garden
- Beautifully Presented Rear Garden
- Driveway, Electric Gated Access

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning and imposing period property occupying a wonderful corner plot position and being finished to a high standard throughout. The property is located close to local motorway commuter links and has spacious accommodation briefly comprising: lounge, dining room, superb open plan kitchen/family room, utility room, three double bedrooms, luxury family shower room, immaculately lawned fore garden, beautifully presented rear garden, block paved driveway, electric gated access to additional driveway. Further benefits include CCTV cameras and solar panels. Viewing is strongly recommended.

This imposing extended family home occupies an enviable corner plot position on a most generous sized plot, with the property itself being set well back from the roadside behind two neat lawns with mature shaped borders containing a variety of plants and shrubs, brick built wall to boundary, block paved driveway providing ample off road parking facilities along with electric gates leading to additional secure private parking and a pathway leads to the front entrance with external courtesy light and a composite double glazed front door leading through to:

RECEPTION HALLWAY

Providing an excellent first impression, this through hallway has solid oak flooring, staircase leading off to the first floor landing, ceiling light point, coving to ceiling, designer radiator, oak doors leading to:

LOUNGE

14' 0" x 12' 7" (4.28m x 3.85m)

The focal point of the room is the feature fireplace with recess housing the electric 'flame effect' fire, UPVC double glazed sash window overlooking the rear garden with bespoke shutters, ceiling light point, coving to ceiling, designer radiator, solid oak flooring, open access leading through to:



DINING ROOM

13' 0" x 12' 7" (3.97m x 3.85m)

This attractive and well presented room has UPVC double glazed sash window to the front with bespoke shutters, ceiling light point, coving to ceiling, designer radiator, solid oak flooring.

OPEN PLAN KITCHEN/FAMILY ROOM

30' 6" x 10' 5" (9.32m x 3.20m)

This stunning open plan room is the heart of this family home with solid oak flooring and the kitchen area being fitted with an excellent range of matching base units and drawers with GRANITE working surfaces over with complementary tiling surrounds and an under-counter sink unit with hot and cold mixer tap, space and point for 'range' style cooker with extractor hood over, space and point for full height fridge/freezer, matching full height larder style cupboard, additional range of matching wall mounted cupboards, with the family area having treble glazed windows and treble glazed French doors leading out onto the garden patio, two wall light points, designer radiator, solid oak flooring.

UTILITY ROOM

14' 2" x 4' 1" (4.34m x 1.26m)

With a roll top working surface and recess and plumbing for both automatic washing machine and dishwasher, further recess and point for further electrical appliance, ceiling light point, laminate flooring, wall mounted 'Baxi' central heating boiler, obscure UPVC double glazed window to the front.

FIRST FLOOR LANDING

Having a ceiling light point, oak doors leading to:

BEDROOM TWO

12' 11" x 11' 10" (3.96m x 3.62m)

This spacious double bedroom has an excellent range of fitted wardrobes and drawers with built-in downlighters, UPVC double glazed sash window to the front with bespoke shutters, ceiling light point, coving to ceiling, designer radiator.

BEDROOM THREE

14' 0" x 11' 10" (4.29m x 3.62m)

With a superb range of fitted wardrobes and drawers with inset downlighters, UPVC double glazed sash window overlooking the rear garden with bespoke shutters, ceiling light point, coving to ceiling, designer radiator.

LUXURY FAMILY SHOWER ROOM

10' 5" x 9' 0" (3.18m x 2.75m)

Beautifully fitted with a white suite of large walk-in shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, ceiling downlighters, heated towel rail, laminate flooring, obscure UPVC double glazed window to the rear.



STUDY AREA

6' 2" x 9' 1" (1.90m x 2.78m)

Having a staircase leading off to the second floor, UPVC double glazed sash window to the front with bespoke shutters, ceiling light point, coving to ceiling, designer radiator.

BEDROOM ONE

11' 3" x 15' 3" (3.44m x 4.66m) and 14' 8" x 9' 1" (4.49m x 2.78m)

This spacious bedroom offers flexible accommodation with both a bedroom area and dressing room/study area, and having three double glazed 'Velux' roof windows, ceiling downlighters, two radiators.



OUTSIDE

REAR GARDEN

The rear garden has double electric gated access to a large block paved driveway, with the garden being designed to be of low maintenance and laid out with several paved patios, along with a feature garden pond, a variety of brick built raised borders incorporating mature plants and shrubs, the garden is well screened for privacy and has both electric power points and feature lighting.

SECURITY

Please note the property is protected by a CCTV system.

SOLAR PANELS

The property is fitted with solar panels which bring in a tax free income.

ANTI MONEY LAUNDERING

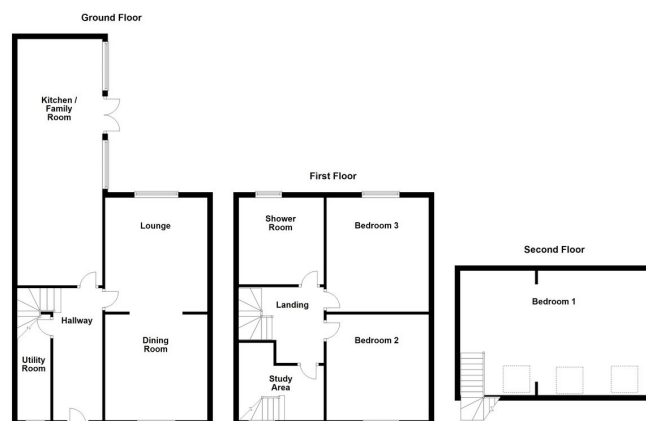
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

6a Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

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