



Wilnecote Lane

Belgrave, Tamworth, Staffordshire, B77 2JA

£269,950

Property Features

- Superb and Extended Semi Detached Family Home
- Entrance Porch
- Through Hallway, WC
- Cosy Lounge
- Open Kitchen/Dining Area
- Four Bedrooms
- Refitted Family Bathroom
- Car Port and Garage
- Block Paved Driveway
- Attractive Rear Garden

Full Description

Taylor Cole Estate Agents are proud to present this most superb and extended semi detached family home which boasts an outstanding internal finish, gas fired central heating and UPVC double glazing. The property briefly comprises: entrance porch, through hallway, cosy lounge, open kitchen/dining area, four bedrooms, refitted family bathroom, car port and garage, attractive rear garden, low maintenance fore garden and block paved driveway. Early internal viewing is considered essential.

This wonderful four bedroom semi detached home is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself providing ample off road parking facilities by way of the block paved driveway, and has a shaped low maintenance border incorporating bark chippings, evergreens and shrubbery, the driveway also facilitates access to the side entrance, along with the UPVC porch entrance door.

ENTRANCE PORCH

Being of brick and UPVC construction with double glazed windows surround, and with UPVC double glazed front entrance door, ceiling downlighter, tiled flooring, secure front entrance door into:

THROUGH HALLWAY

The welcoming through hallway has staircase leading off to the first floor landing with storage cupboard situated beneath, secondary storage cupboard offering superb storage space, ceiling light point, radiator, wall socket, modern wood grain effect flooring, glazed door to:

LOUNGE

13' 0" x 12' 4" (3.96m x 3.76m)

The cosy lounge offers superb floor space for free standing lounge furniture and has UPVC double glazed bow window overlooking the front aspect, two wall light points, ceiling light point, wall sockets, radiator, TV connection point, open aspect into:

OPEN PLAN KITCHEN/DINING AREA

18' 5" x 10' 9" (5.61m x 3.28m)

The modern open plan kitchen/dining area is positioned to the rear of the property and provides an outlook across the attractive rear garden through its UPVC double glazed window, obscure UPVC double glazed door opening to the patio area, with the kitchen area itself having a matching range of handleless high gloss base units and drawers, recess and point for fridge, recess and plumbing for washing machine, recess and point for free standing cooker, ceiling to floor larder style cupboard, square edge working surfaces with complementary up-stands, surround and splashback, fitted



extractor fan, inset composite sink and drainer unit with hot and cold mixer tap over, wall mounted TV connection point, glazed door returning to the hallway, matching range of high gloss handleless wall units offering further storage space, wall sockets, ceiling downlighters, continuing modern flooring opening to the dining area with fantastic space for free standing table and additional furniture, ceiling downlighters, radiator, wall sockets, UPVC double glazed French doors opening out to the rear patio.

FIRST FLOOR LANDING

Having loft hatch access with drop down ladders, ceiling light point, wall socket, radiator, door in the storage cupboard, doors to:

BEDROOM ONE

11' 1" x 9' 8" (3.38m x 2.95m)

The spacious master bedroom presents built-in wardrobe enclosing hanging rail and shelving unit and with triple ceiling to floor sliding mirror fronted doors, ceiling downlighters, ceiling light point with fan fitment attached, UPVC double glazed window to the front aspect, radiator, wall socket.



BEDROOM TWO

12' 5" x 10' 11" (3.78m x 3.33m)

Again being a double bedroom and having ample floor space for free standing bedroom furniture, UPVC double glazed window overlooking the attractive rear garden, ceiling light point, radiator, wall socket, TV connection point, wood grain effect flooring.



BEDROOM THREE

13' 11" x 7' 1" (4.24m x 2.16m)

Incorporated within the side extension and now being utilised as a music room/guest bedroom, bedroom three has UPVC double glazed windows to both the rear and front aspects, ceiling light point, radiator, wall socket, separate loft hatch access.



BEDROOM FOUR

8' 7" x 7' 11" (2.62m x 2.41m)

The well proportioned fourth bedroom provides excellent space and could be utilised as a single bedroom, nursery, home office or dressing room, with the room itself having built-in wardrobe over the bulkhead of the stairs, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.



FAMILY BATHROOM

8' 4" x 5' 6" (2.54m x 1.68m)

This modern refitted suite boasts a matching range of sanitary ware which comprises of a panelled bath with hot and cold mixer tap over and 'Triton' shower fitment above and glass side screen, close coupled WC, 'his' and 'hers' vanity wash basins with hot and cold mixer taps over, mirror above and toiletry storage beneath, two obscure UPVC double glazed windows to the rear, ceiling downlighters, wall mounted upright column radiator, tiled flooring with matching skirtings.

OUTSIDE

GARAGE

Situated in the rear garden and accessed through the car port, the garage has an up and over door and encloses a ceiling light point, glazed window to the rear, glazed door opening to the garden, wall socket, superb storage facilities with fitted shelves and cloak hooks.

REAR GARDEN

Stepping out onto the block paved patio area, this most stunning of rear gardens offers both social and relaxation areas, with a continuing block paved area running beneath the car port which in turn has a door opening to the front driveway, composite steps lead to the first artificial lawned area with raised border to the left hand boundary, evergreen shrubbery and mature acer, a further lawned area is positioned beyond with further bedding areas, access to the composite and timber decking located at the rear of the garden, along with the free standing timber shed and greenhouse, timber fencing to all boundaries.



ANTI MONEY LAUNDERING

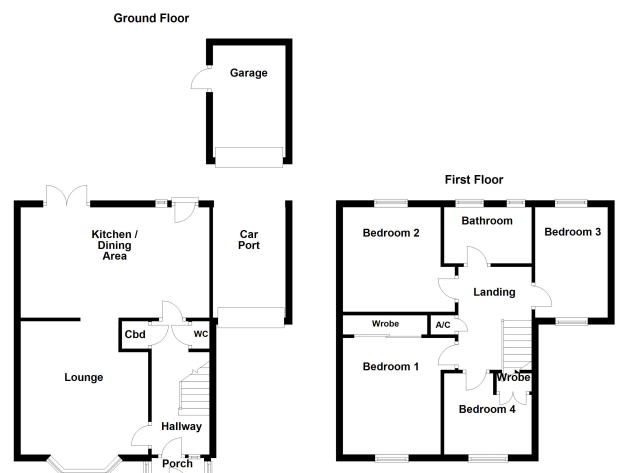
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
81-91	B		84 B
69-80	C	72 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