



Marsett

Wilnecote, Tamworth, Staffordshire, B77 4QU

£450,000

# Property Features

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- Stunning Executive Detached Family Home
- Reception/Through Hallway
- Spacious Lounge
- Separate Dining Room
- Guest Cloakroom
- Refitted Breakfast Kitchen, Utility Room
- Master Bedroom With En-Suite
- Three Further Bedrooms
- Family Bathroom
- Double Garage, Driveway, Landscaped Rear Garden

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this stunning executive detached family home situated within this highly desirable residential development. The property has benefits to include both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: reception/through hallway, spacious lounge, separate dining room, guest cloakroom, refitted breakfast kitchen, utility room, master bedroom with en-suite, three further bedrooms, family bathroom, double garage, tarmacadam driveway, well maintained fore garden, landscaped rear garden. Internal viewing is strongly recommended.

This larger style detached family home occupies an enviable cul-de-sac position with the property itself being set behind a neat lawned fore garden with stone chipped borders and a tarmacadam driveway providing ample off road parking facilities, along with providing access to the double garage with external courtesy lighting and electric car charging point, a gravel pathway provides access to the garden gate and front entrance with canopy storm porch and a UPVC double glazed front door leading through to:

### RECEPTION HALLWAY

This through hallway has a staircase leading off to the first floor landing, ceiling light point, coving to ceiling, radiator, built-in cupboard, laminate flooring, doors to:

### GUEST CLOAKROOM

4' 11" x 5' 11" (1.51m x 1.81m)

Comprising of a white suite of close coupled WC and pedestal wash hand basin with tiled splashback, ceiling light point, extractor fan, radiator, UPVC and leaded double glazed window to the front, laminate flooring.

### LOUNGE

17' 0" x 11' 11" (5.20m x 3.64m)

This spacious and well presented lounge has a feature fireplace with inset 'living flame' gas fire, UPVC and leaded double glazed window to the front, ceiling light point, two wall light points, coving to ceiling, radiator, laminate flooring, open access leading through to:



### DINING ROOM

10' 7" x 10' 0" (3.24m x 3.06m)

The dining room has UPVC double glazed French doors leading out onto the garden patio, ceiling light point, coving to ceiling, radiator, laminate flooring, door to:

### BREAKFAST KITCHEN

14' 4" x 12' 10" (4.39m x 3.92m)

This stunning breakfast kitchen is fitted with an excellent range of matching base units and drawers with white stone working surfaces over to include breakfast bar, complementary tiling surrounds, under-counter stainless steel sink unit with hot and cold mixer tap, built-in 'Bosch' double oven, microwave and five ring gas hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, central island with addition matching cupboards, further range of wall mounted cupboards with under-cupboard lighting and flyover shelves with downlighters, ceiling downlighters, ceiling light point, tiled floor, two UPVC double glazed windows overlooking the rear garden, radiator, built-in understairs storage cupboard, door to:

### UTILITY ROOM

4' 10" x 5' 7" (1.49m x 1.71m)

Having a single base unit with roll top working surface over and complementary tiling surrounds, inset single drainer stainless steel sink unit with hot and cold mixer tap over, recess and plumbing for automatic washing machine, recess and vent for tumble dryer, matching wall mounted cupboard housing the 'Glowworm' central heating boiler, ceiling light point, tiled floor, radiator.

### FIRST FLOOR LANDING

With access to loft, ceiling light point, radiator, built-in cupboard, doors to:

### BEDROOM ONE

13' 11" x 11' 10" (4.25m x 3.62m)

This spacious double bedroom has an excellent range of fitted wardrobes and matching dressing table, ceiling light point, UPVC and leaded double glazed window to the front, radiator, door to:

### EN-SUITE

8' 2" x 5' 4" (2.50m x 1.64m)

Comprising of a white suite of fully tiled shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal wash hand basin, ceiling light point, extractor fan, electric shaver point, radiator, obscure UPVC double glazed window.

### BEDROOM TWO

12' 3" x 8' 11" (3.74m x 2.74m)

This double bedroom has a range of built-in wardrobes, UPVC and leaded double glazed window to the front, ceiling light point, radiator.



### BEDROOM THREE

11' 4" x 9' 4" (3.46m x 2.87m)

With a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

### BEDROOM FOUR

7' 10" x 8' 10" (2.39m x 2.70m)

Bedroom four has a UPVC double glazed window overlooking the rear garden, ceiling light point, radiator.

### FAMILY BATHROOM

7' 9" x 6' 0" (2.38m x 1.85m)

Fitted with a white suite of panelled bath, close coupled WC and pedestal wash hand basin, complementary wall tiling, ceiling light point, extractor fan, electric shaver point, radiator, wood grain finish flooring, obscure UPVC double glazed window to the rear.

### OUTSIDE

#### DOUBLE GARAGE

16' 9" x 17' 4" (5.12m x 5.30m)

Having electric automated up and over entrance door, ceiling light point, power points, UPVC double glazed window to the side, door leading to the rear garden.

#### REAR GARDEN

This well maintained and private garden has a block paved patio and pathway, along with external courtesy lighting and brick built barbeque, timber decked seating area with uplighters, stone chipped seating area, neat lawn with mature borders to all sides containing a variety of flowering plants, shrubs and evergreens.

#### ANTI MONEY LAUNDERING

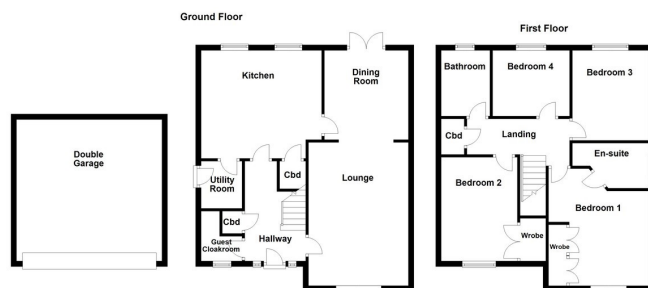
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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	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