



Dover Farm Close

Wilnecote, Tamworth, Staffordshire, B77 4AP

Offers Over £300,000

# Property Features

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- Unique and Superbly Finished Extended Semi Detached Property
- Entrance Hall
- Lounge
- Kitchen/Dining Area
- Family Room
- Utility Room
- Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom
- Rear Garden, Block Paved Driveway

## Full Description

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Taylor Cole Estate Agents are proud to present this unique and superbly finished extended semi detached property located in this quaint cul-de-sac setting. The property benefits from deceivably spacious internal accommodation, triple glazing (where specified) and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, kitchen/dining area, family room, utility room, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, rear garden, block paved driveway. Early internal viewing is considered essential.

This magnificent four bedroom semi detached home is conveniently only a short distance away from superb commuting links, popular local schooling and nearby shopping amenities, with the stunning property enjoying a spacious block paved driveway offering ample off road parking facilities and outdoor socket, and which in turn provides access to the composite front entrance door with canopy storm porch over and overhead lighting.

### ENTRANCE HALLWAY

The welcoming entrance hallway has a UPVC double glazed window to the side aspect offering natural light source, ceiling downlighters, obscure double glazed composite front entrance door, radiator, wall socket, telephone connection point (subject to regulations), staircase off to first floor landing, feature panelling surround, courtesy fitted cloak hooks, tiled flooring, door to:

### LOUNGE

13' 11" x 11' 10" (4.24m x 3.61m)

The lounge offers superb floor space for free standing lounge furniture and has a UPVC triple glazed window to the front aspect, ceiling downlighters, two wall mounted light points, feature panelled wall, wall sockets, wall mounted TV connection point, upright modern column radiator, luxury wood grain effect herringbone laid flooring, door into:

### KITCHEN/DINING AREA

15' 1" x 13' 11" (4.6m x 4.24m)

This outstanding kitchen/dining area is the main feature of the property and boasts high quality finishing throughout with the kitchen area offering a matching range of shaker base units and drawers with rose gold handles, integrated 'AEG' dishwasher, pull-out refuse bin, twin pull-out condiment drawers, integrated full height fridge/freezer, built-in larder style cupboard, ample enclosed shelving, tower oven display with built-in 'Neff' hide and slide oven with matching 'Neff' microwave oven above, central island which provides further base units along with continuing quartz breakfast bar with chair recess beneath and feature ceiling lighting over, along with pull-up



electric sockets, wall sockets, square edge quartz working surfaces with matching up-stands, four ring 'Neff' induction hob with extractor hood over, under-counter one and half bowl sink with hot and cold mixer tap and drainer grooves adjacent, floor space for free standing dining room table. fitted bench with enclosed storage, wall mounted solid oak display shelving, ceiling downlighters, upright modern column radiator, UPVC triple glazed window to the rear with matching French doors opening to the patio, sliding door into the understairs storage cupboard providing further shelving and storage space, luxury wood grain effect herringbone laid flooring, open arch into:

#### FAMILY ROOM

15' 5" x 7' 3" (4.7m x 2.21m)

This versatile room is part of the garage conversion and provides multi functional space which is currently being utilised as a snug/playroom and has a UPVC double glazed window to the front aspect, ceiling downlighters, upright modern column radiator, wall sockets, recessed storage space, wall mounted TV connection point, door into:

#### UTILITY ROOM

7' 9" x 8' 3" (2.36m x 2.51m)

Providing floor and plumbing for washing machine, UPVC triple glazed window to the rear, UPVC triple glazed door opening to the patio, radiator, wall sockets, ceiling downlighters, water resistant decorative tile effect flooring, door into:

#### GUEST CLOAKROOM

4' 2" x 3' 0" (1.27m x 0.91m)

The matching white suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, ceiling downlighter, extractor fan, radiator, water resistant decorative tile effect flooring.

#### FIRST FLOOR LANDING

Having loft hatch access via the fitted drop down ladder to the fully board loft with electrics and double size loft hatch, wall socket, feature half panelling surround, ceiling downlighters, door into the landing storage cupboard with fitted linen shelving, doors to:

#### BEDROOM ONE

7' 5" x 17' 0" (2.26m x 5.18m)

The master bedroom boasts floor space for a free standing double bed, along with fitted wardrobe enclosing hanging rail and shelving unit, UPVC double glazed window to the front aspect, ceiling downlighters, wall mounted TV connection point, wall sockets, door to:

#### EN-SUITE

7' 1" x 7' 5" (2.16m x 2.26m)

The luxury en-suite has a walk-in shower with enclosed 'Triton' shower fitment, ceiling to floor tiled surround, glass side screens, close coupled WC, pedestal hand wash basin with hot and cold taps over, half tiled surround, obscure UPVC triple glazed window to the rear, ceiling light point, radiator, tiled flooring.

#### BEDROOM TWO

8' 5" x 12' 9" (2.57m x 3.89m)

Originally being and master bedroom and providing fantastic floor space for free standing bedroom furniture, built-in wardrobe enclosing hanging rail and shelving unit, ceiling light point, radiator, wall sockets, triple glazed window to the front aspect.



### BEDROOM THREE

13' 3" x 8' 6" (4.04m x 2.59m)

Again being a double bedroom and having open recess for free standing wardrobe, ceiling light point with fan fitment attached, wall socket, wall mounted TV connection point, radiator, UPVC triple glazed window to the rear.

### BEDROOM FOUR

9' 5" x 6' 4" (2.87m x 1.93m)

Currently being utilised as the guest bedroom/home office, the fourth bedroom has built-in wardrobe enclosing hanging rail and shelving unit, UPVC triple glazed window to the front aspect, ceiling light point, radiator, wall socket.

### FAMILY BATHROOM

6' 1" x 6' 3" (1.85m x 1.91m)

This matching suite comprises of a panelled bath with hot and cold taps over, pedestal hand wash basin with hot and cold taps, close coupled WC, wall mounted toiletry cabinet with vanity mirror fronted door and inset lighting, obscure UPVC triple glazed window to the rear, ceiling downlighters, extractor fan, radiator, tile effect flooring.

### OUTSIDE

#### REAR GARDEN

The attractive rear garden begins with the slabbed paved patio area providing excellent outdoor seating and socialising space, along with benefitting from double outdoor socket, external hot and cold taps, access to the side entrance gate, lawn to the centre of the garden and continues to all boundaries, free standing timber shed occupies the left hand corner boundary offering outdoor storage space, 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		83 B
69-80	C	70 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