



Brookside Way

Wilnecote, Tamworth, Staffordshire, B77 5LH

Offers In Region Of £279,950

# Property Features

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- Fully Renovated and Spacious Semi Detached Property
- Entrance Hall
- Reception Hallway
- Lounge
- Kitchen/Dining Area
- Family Room/Bedroom Five
- Four/Five Bedrooms
- Family Bathroom, Shower Room
- Garage, Driveway, Rear and Fore Gardens
- No Chain

## Full Description

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Taylor Cole Estate Agents are delighted to offer 'for sale' this fully renovated and spacious semi detached property situated in this popular residential cul-de-sac. The property benefits from new finishings throughout, versatile living space, UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance hall, reception hallway, lounge, kitchen/dining area, family room/bedroom five, four/five bedrooms, family bathroom, shower room, garage, rear and fore gardens, driveway. Early internal viewing is highly advised. No chain.

This superb four/five bedroom semi detached property is laid out across three storeys and is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind a raised low maintenance fore garden, concrete driveway positioned adjacent offering tandem parking facilities, along with access to the up and over garage door and steps leading to the front entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having inset brushed doormat, wood grain effect herringbone style flooring, ceiling light point, door into the shower room, open arch into:

### RECEPTION HALL

Having staircase off to first floor landing with open storage beneath, ceiling light point, radiator, wall socket, newly laid carpet, door into:

### LOUNGE

16' 10" x 12' 0" (5.13m x 3.66m)

The spacious lounge offers fantastic floor space for free standing lounge furniture and has two ceiling light points, wall sockets, radiator, electric fire display with decorative mantle surround, matching backdrop and hearth, sliding patio doors opening out to the rear garden.



#### KITCHEN/DINING AREA

14' 3" x 14' 3" (4.34m x 4.34m)

The L-shaped kitchen/dining area offers fantastic social, family and cooking space, with the refitted kitchen offering a matching range of base units and drawers, recess and plumbing for washing machine, recess and floor space for free standing 'American' style fridge/freezer, built-in 'Logic' oven with four ring gas hob, tiled splashback and extractor hood over, marble effect roll top working surfaces with tiled surround, wall sockets, inset stainless steel sink and drainer unit with hot and cold mixer tap over, matching range of wall units offering further storage space, wall mounted 'Ideal Logic' combination boiler, ceiling downlighters, UPVC double glazed window overlooking the rear garden, matching door opening to rear patio, ceiling light point, floor space for free standing dining room table, upright modern column radiator, wood grain effect herringbone style flooring.



#### FAMILY ROOM/BEDROOM THREE

11' 9" x 11' 6" (3.58m x 3.51m)

This versatile room offers use as either an additional bedroom, separate sitting room, playroom or study, with the room itself having a ceiling light point, radiator, wall socket, newly laid carpeted flooring, UPVC double glazed window to the front aspect.



#### BEDROOM FOUR

8' 6" x 9' 0" (2.59m x 2.74m)

Similar to bedroom number three, and also being accessed on the first floor, the fourth bedroom has a UPVC double glazed window to the front aspect, ceiling light point, radiator, wall socket, newly laid carpeted flooring.



#### SHOWER ROOM

7' 3" x 5' 4" (2.21m x 1.63m)

The refitted and modern shower room has a walk-in shower with tiled surround, enclosed shower fitment and glass side screen, close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, upright column radiator, ceiling downlighters, extractor fan, tiled flooring.

#### FIRST FLOOR LANDING

Having a large UPVC double glazed window to the side aspect providing an abundance of natural light source, loft hatch access, ceiling light point, wall socket, doors to:

#### BEDROOM ONE

10' 11" x 12' 1" (3.33m x 3.68m)

The spacious master bedroom provides ample floor space for free standing double bed and has ceiling light point, wall sockets, UPVC double glazed window to the rear, upright modern column radiator, ceiling downlighters, newly laid carpeted flooring.



#### BEDROOM TWO

12' 0" x 10' 2" (3.66m x 3.1m)

Being of a similar size to the master bedroom and having two double glazed 'Velux' windows to the front aspect, ceiling light

point, radiator, wall socket, newly laid carpeted flooring.

#### BEDROOM FIVE

10' 1" x 5' 9" (3.07m x 1.75m)

Positioned to the rear of the property and again being a versatile room, bedroom five has a UPVC double glazed window overlooking the rear garden, wall socket, radiator, ceiling light point, newly laid carpeted flooring.

#### FAMILY BATHROOM

7' 11" x 10' 3" (2.41m x 3.12m)

The attractive family bathroom has dual aspect windows by way of the UPVC double glazed window to the side aspect and double glazed 'Velux' window, along with a matching suite which comprises of a free standing bath with hot and cold mixer tap over and shower fitment attached, corner shower unit with enclosed shower fitment, tiled surround, glass side screen and sliding glass door, close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, ceiling downlighters, extractor fan, wall mounted heated towel rail, tile effect water resistant flooring.

#### OUTSIDE

#### GARAGE

Accessed via double opening garage doors from the concrete driveway, the garage is situated on the ground floor and offers off road parking facilities and ample storage space.

#### REAR GARDEN

Remaining a blank canvas, the rear garden has been transformed by the current owners and provides multiple patio, seating and plantation borders, with a continuing path leading through the centre, timber fencing to boundaries, along with the external cold water tap.

#### ANTI MONEY LAUNDERING

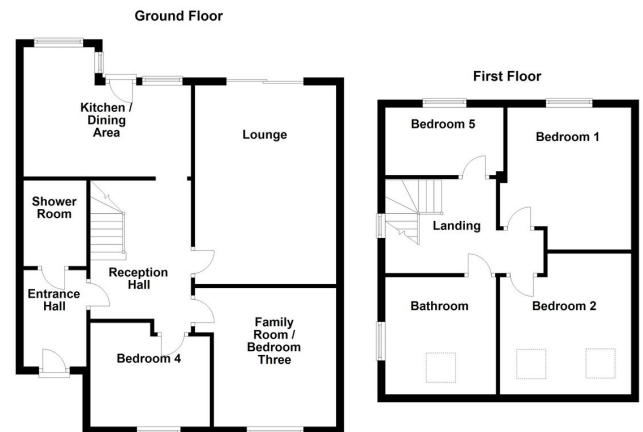
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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	61 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