



**TAYLOR  
COLE.**  
*Signature*

## School Lane

Hints, Tamworth, B78 3DW

- Outstanding Family Home
- Through Entrance Hall
- Living Room, Dining Room, Breakfast Kitchen
- Vestibule, Boot Room
- Orangery
- Utility Room, Guest Cloakroom
- Master Bedroom with En-Suite
- Two Further Bedrooms, Bedroom Four/Study, Bathroom
- Wrap Around Garden
- Double Garage, Driveway

**£750,000**

EPC Rating '71'





## Property Description

Taylor Cole Signature are thrilled to present you with this outstanding family home situated in this enviable elevated position in the quaint village setting of Hints. This impressive bungalow, which is set across circa 1,400 square foot, encloses spaces internal accommodation and immaculate wrap around garden, with the property briefly comprising: through entrance hall, living room, breakfast kitchen, dining room, vestibule, boot room, orangery, utility room, guest cloakroom, master bedroom with en-suite, two further bedrooms, bedroom four/study, bathroom, double garage, driveway. Early internal viewing is highly advised.

Occupying an excellent position within this popular village location, this marvellous four bedroom detached bungalow presents an excellent opportunity for any prospective purchaser, with the bungalow itself sitting central upon the large plot, with fantastic lawned wrap around gardens and a plethora of evergreens, shrubbery and mature trees surrounding, a sweeping tarmac driveway unveils the property upon driving up and takes you to the private drive which offers ample off road parking facilities along with access to the double opening side entrance gates, up and over garage door, vestibule entrance and through entrance hall.



#### THROUGH ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having matching lead lined side screen windows, ceiling light point, ceiling downlighters, loft hatch access, wall socket, two radiators, door into the airing cupboard enclosing the pre-lagged hot water tank and linen shelving unit with enclosed automatic light point, quality wood grain flooring, door to:

#### LIVING ROOM

23' 3" x 12' 11" (7.09m x 3.94m) The spacious and cosy living room offers an abundance of floor space for free standing lounge furniture and has two UPVC double glazed lead lined windows overlooking the front aspect and strawberry fields beyond, five wall mounted light points, wall sockets, two radiators, TV connection point, feature gas fire with natural stone surround, marble backdrop and marble hearth.



#### BREAKFAST KITCHEN

11' 9" x 12' 8" (3.58m x 3.86m) This wonderful country style fitted kitchen offers an excellent matching range of shaker base units and drawers with integrated 'Bosch' dishwasher, recess and gas point for free standing 'range' style cooker with tiled splashback and extractor hood over, open recess basket drawers, recess and point for free standing fridge/freezer, square edge granite working surfaces with double inset sinks, hot and cold mixer tap over and drainer grooves adjacent, complementary tiled surrounds, matching range of shaker wall units offering further storage space with twin glass fronted display cabinets and inset downlighters, two ceiling to floor larder style cupboards, UPVC double glazed lead lined window to the front, ceiling downlighters, radiator, wall sockets, tiled flooring, double doors opening to:



#### DINING ROOM

10' 8" x 12' 0" (3.25m x 3.66m) Benefiting from being adjacent to the kitchen with double doors providing open living accommodation if required, the dining room offers fantastic floor space for free standing dining room table, ceiling light point above, wall sockets, radiator, UPVC double glazed lead lined window to the front aspect, quality wood grain flooring.

#### UTILITY ROOM

4' 11" x 8' 1" (1.5m x 2.46m) Having a roll top laundry working surface with a matching range of base and wall units, recess and plumbing for washing machine, inset stainless steel circular sink with hot and cold mixer tap over, complementary tiled surround, internal stained glass window, loft hatch access, ceiling light point, radiator, tiled flooring, door into:



#### VESTIBULE

13' 11" x 5' 4" (4.24m x 1.63m) Providing internal access and having double glazed lead lined windows surround, door opening to the driveway, ceiling light point, loft hatch access, wall socket, tiled flooring, door into:



#### ORANGERY

16' 2" x 10' 6" (4.93m x 3.2m) This most pleasant additional seating area has a triple aspect view across the well maintained rear garden through its double glazed windows, and has a double glazed door opening out to the rear patio, ceiling downlighters, wall sockets, radiator, TV connection point, ample floor space for free standing furniture, tiled flooring, underfloor heating.

#### BOOT ROOM

11' 6" x 7' 4" (3.51m x 2.24m) This useful additional room consists of a matching range of base units with roll top laundry working surface, recess and point for tumble dryer, recess and floor space for chest freezer, ceiling light point, double glazed lead lined window to the front aspect, ceiling light point, wall socket, telephone connection point (subject to regulations), internal door into the double garage.



#### GUEST CLOAKROOM

6' 2" x 2' 8" (1.88m x 0.81m) Having a close coupled WC, hand wash basin with hot and cold taps over and mosaic tiled splashback, ceiling light point, extractor fan, radiator, tiled flooring.

#### BEDROOM ONE

15' 4" x 11' 4" (4.67m x 3.45m) The spacious master bedroom provides ample floor space for free standing double bed with recess offering floor space for free standing wardrobes, ceiling light point, radiator, wall sockets, double glazed French doors opening out to the rear garden, door into:



#### EN-SUITE

11' 0" x 4' 10" (3.35m x 1.47m) Boasting ceiling to floor tiled surround and having a matching three piece suite comprising of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage cupboards and drawers beneath, walk-in shower with enclosed shower fitment and smoked glass side screen, ceiling downlighters, obscure UPVC double glazed window to the side, wall mounted heated towel rail, shaver socket, tile effect flooring.

#### BEDROOM TWO

11' 0" x 9' 2" (3.35m x 2.79m) The second bedroom has a ceiling light point, radiator, wall socket, floor space for free standing wardrobes, double glazed window to the rear garden.



#### BEDROOM THREE

9' 6" x 7' 0" (2.9m x 2.13m) Currently being utilised as a dressing room and having superb floor space for free standing wardrobes, ceiling light point, double glazed window to the rear, wall socket, radiator.

#### BEDROOM FOUR/STUDY

10' 5" x 9' 0" (3.18m x 2.74m) This room provides versatile space to be utilised as either a bedroom, home office or additional seating area, with the room itself having a ceiling light point, radiator, wall socket, telephone connection point (subject to regulations), double doors to the orangery, quality wood grain flooring.



## BATHROOM

5' 5" x 9' 7" (1.65m x 2.92m) This matching three piece suite comprises of a panelled bath with hot and cold mixer tap over and shower fitment above with glass side screen, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, ceiling to floor tiled surround, ceiling downlighters, obscure double glazed window to the rear, wall mounted heated towel rail, tiled flooring.

## OUTSIDE

### DOUBLE GARAGE

The double garage is accessed via the electric up and over garage door from the front driveway and provides fantastic off road parking facilities or additional storage space, with obscure UPVC double glazed window to the side aspect, ceiling light point, loft hatch access, wall socket, internal door into the boot room.

### REAR GARDEN

The immaculately kept wrap around rear garden has a large stretch of pristine lawn which continues to the side aspect and has a slabbed paved path adjacent which leads to the side entrance gate, a plethora of evergreens, shrubbery and hedgerow surrounds the borders and maintains privacy, the slabbed paved patio area offers outdoor seating and entertainment space, along with the secondary raised decking area which occupies the right hand corner boundary and has a working shed and greenhouse positioned behind, block paved driveway set in front which is located behind the double opening gates which leads you to the front driveway.

### 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.

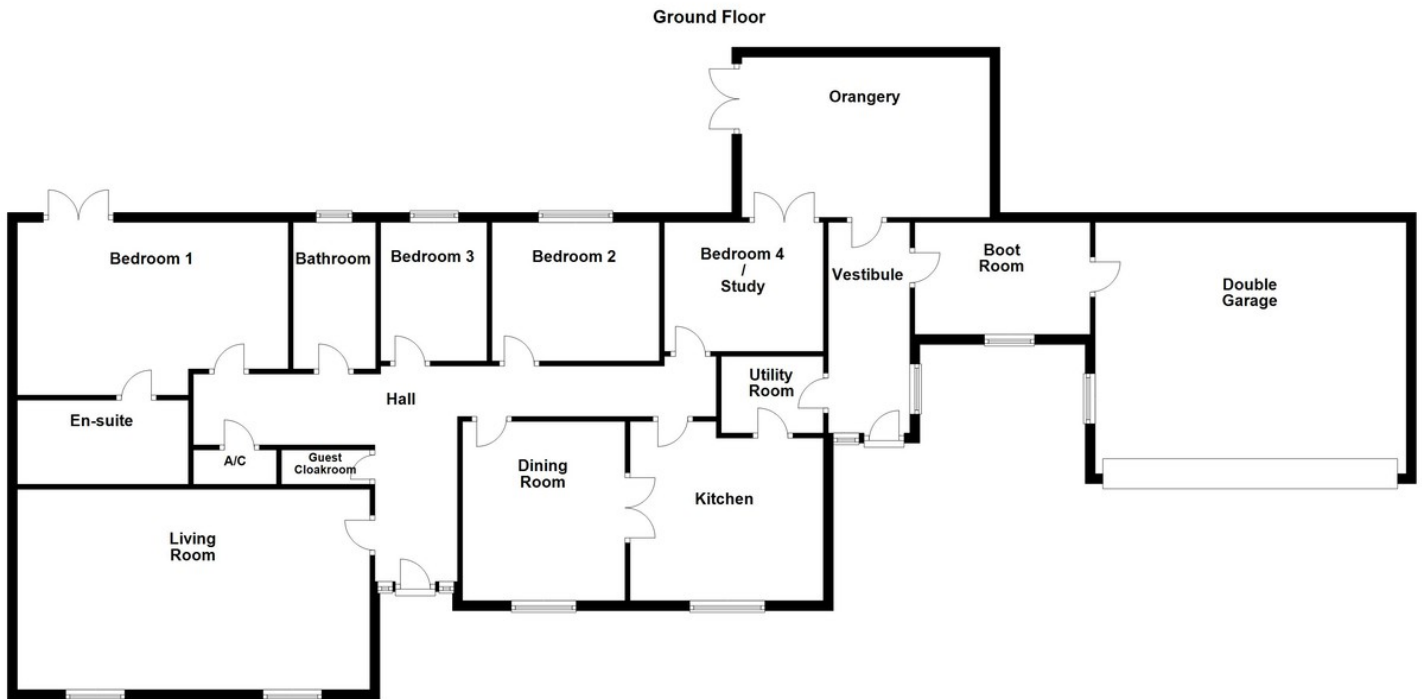
### TENURE

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		82   B
69-80	C	71   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