



Wigginton Fields Barns

Wigginton, Tamworth, Staffordshire, B79 9LH

£599,950

Property Features

- Stunning Barn Conversion
- Situated Upon A Private Development
- Open Plan Lounge / Dining Room
- 'Country Style' Breakfast Kitchen
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Double Bedrooms
- Family Shower Room
- Well Maintained Rear Garden
- Gravelled Drive With Off-Road Parking

Full Description

Taylor Cole Estate Agents are delighted to offer for sale this superb barn conversion situated within this delightful private development surrounded by open fields and countryside. The property benefits from timber framed windows with double glazing, oil fired central heating with spacious accommodation briefly comprising of entrance hall, stunning open plan lounge/dining room, fitted breakfast kitchen, guest cloakroom, master bedroom with en suite, two further bedrooms and luxury shower room, gravel drive way and well maintained rear garden. The property retains many original features and viewing is strongly recommended.

This spacious and well maintained barn conversion occupies an excellent position within this highly sort after private development, located within wonderful countryside yet close to the town centre and its amenities. The development itself is approached via a sweeping gravel drive way leading to the private parking for up to three vehicles and a block paved pathway leads to the front entrance with external courtesy lighting and front door leading to;

RECEPTION HALL

With flag stone flooring, wall light point, radiator, door to lounge/ dining room and door to;

GUEST CLOAKROOM

4' 2" x 4' 0" (1.29m x 1.22m)

Comprising of a white suite of close coupled WC and corner hand wash basin with complimentary wall tiling, wall light point and extractor fan, roof window, designer radiator, flag stone floor and wall in storage cupboard.



OPEN PLAN LOUNGE/DINING ROOM

32' 7" x 18' 7" (9.95m x 5.67m max)

This open plan room has feature oak beams to ceiling with the lounge area having a double glazed window to front, wall light points and radiator with the dining area having a stair case leading of to the first floor landing, a ceiling light point, wall light points, radiator, double glazed door leading to the rear garden, exposed brick work and door to;

BREAKFAST KITCHEN

14' 0" x 11' 7" (4.27m x 3.55m)

This kitchen is fitted with an excellent range of matching base units and draws with roll top working surfaces over and feature tiling surrounds and inset single drainer sink unit with hot and cold mixer tap, space and point for range style cooker, recess and plumbing for automatic washing machine and further recess and point for additional electrical appliances. There is a further range of matching wall mounted cupboards, ceiling down lighters, column radiator, flag stone flooring and timber framed double glazed windows to front, side and rear.

BEDROOM TWO

14' 5" x 11' 7" (4.40m x 3.54m)

This stunning bedroom has a vaulted ceiling with oak beams and exposed brick work wall, timber framed glazed window to front and side and radiator.

LANDING

With roof window, lighting, radiator and doors to;

MASTER BEDROOM

16' 7" x 13' 4" (5.08m x 4.07m)

Wonderfully spacious double bedroom with vaulted ceiling, oak beams and exposed brickwork, wall light points, two radiators and door to;

ENSUITE

5' 2" x 5' 3" (1.60m x 1.62m)

Comprising of a white suite of corner shower cubicle with chrome coloured shower fitment, close coupled WC and pedestal hand wash basin, complimentary wall tiling, ceiling down lighters and radiator.

BEDROOM THREE

9' 11" x 7' 1" (3.03m x 2.17m)

Having a timber framed glazed window over looking the rear garden, vaulted ceiling with oak beams and large storage area, and radiator.



SHOWER ROOM

9' 10" x 4' 10" (3.0m x 1.48m)

This luxury shower room has a walk in shower unit with side shower screen and chrome coloured shower fitment, close coupled WC and pedestal hand wash basin. The suite is complimented by both floor and wall tiling along with ceiling down lighters and radiator.

OUTSIDE

REAR GARDEN

This attractive and private rear garden has been well designed with a variety of seating areas combining sand stone paving, block paving and Cotswold stone chippings, making the garden ideal for entertaining. There are mature borders containing a variety of plants, shrubs and trees, and gated access to the rear.

PARKING

There is a private parking space to the rear of the property along with two further private parking spaces to the front.

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		91 B
69-80	C		
55-68	D	65 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