



Middlesmoor

Wilnecote, Tamworth, Staffordshire, B77 4PL

Offers in Region of £345,000

Property Features

- Immaculately Presented Family Residence
- Through Hallway
- Open Lounge/Dining Area
- Conservatory
- Breakfast Kitchen
- Guest Cloakroom
- Master Bedroom With En-Suite
- Two Further Bedrooms
- Family Bathroom
- Driveway, Magnificent Rear Garden

Full Description

Taylor Cole Estate Agents are proud to present this most superb and immaculately presented detached family residence situated on this enviable plot upon this popular and established development. The property benefits from both UPVC double glazing and gas fired central heating, with accommodation briefly comprising: entrance porch, through hallway, open lounge/dining area, conservatory, breakfast kitchen, guest cloakroom, master bedroom with en-suite, two further bedrooms, family bathroom, spacious driveway, magnificent rear garden. Early internal viewing is considered essential.

This outstanding family home is conveniently located only a short distance away from local schooling, excellent commuter links and shopping amenities, with the property itself enjoying a spacious block paved driveway offering multiple off road parking facilities, and which in turn provides access to the side entrance gate and composite front entrance door.

ENTRANCE PORCH

The welcoming entrance porch is accessed via the secure composite front entrance door and has picture window side screens, wall mounted light point, wall socket, natural stone tiled flooring, door into:

THROUGH HALLWAY

Having staircase off to first floor landing with open storage recess beneath, ceiling light point, radiator, wall socket, quality wood grain effect flooring, door into:

OPEN LOUNGE

11' 10" x 14' 10" (3.61m x 4.52m)

The dual aspect lounge has UPVC double glazed window to the front aspect and double opening French doors to the conservatory, with the room itself having a feature fire display with solid stone surround, matching backdrop and matching hearth, ceiling light point, radiator, wall socket, TV connection point, telephone connection point (subject to regulations), quality wood grain effect flooring opening to:

OPEN DINING AREA

8' 8" x 8' 0" (2.64m x 2.44m)

Providing ample floor space for free standing dining room furniture and having a ceiling light point, radiator, wall socket, door returning to the hallway, French doors opening to:



CONSERVATORY

20' 0" x 13' 1" (max) (6.1m x 3.99m)

This stunning bright and spacious conservatory offers wonderful additional seating space and provides a superb outlook across the rear garden through the double glazed windows, a blue tint roof maintains temperature control, radiators, wall socket, French doors opening out to the rear garden, tiled flooring.

BREAKFAST KITCHEN

17' 7" x 16' 9" (max) (5.36m x 5.11m)

Incorporated within the garage conversion, this now extended kitchen space provides ample cooking and family area, with the kitchen itself set across an L-shaped layout and benefitting from a matching range of base units and drawers, integrated 'Beko' dishwasher, recess and point for free standing fridge/freezer, recess and plumbing for washing machine, recess and point for tumble dryer, recess and gas point for free standing 'range' style cooker with tiled splashback and extractor hood over, roll top working surfaces with two inset ceramic sinks and drainer units with hot and cold mixer taps over, complementary tiled surround, matching range of wall units offering further storage space, ceiling light point, ceiling downlighters, UPVC double glazed windows to both the front and rear, wall socket, radiator, French doors opening to the rear garden, quality slate tile effect flooring.

GUEST CLOAKROOM

5' 8" x 2' 9" (1.73m x 0.84m)

The matching suite comprises of a hand wash basin with hot and cold mixer tap over, close coupled WC, half tiled surround, ceiling light point, obscure UPVC double glazed window to the front, radiator, tiled flooring.

FIRST FLOOR LANDING

Having window to the front aspect, doors to:

BEDROOM ONE

14' 11" x 8' 8" (4.55m x 2.64m)

Running the full length of the property, the dual aspect master bedroom has UPVC double glazed windows to both the front and rear, ceiling light point, two radiators, wall socket, ample floor space for free standing double bed, sliding door into:

LUXURY EN-SUITE

3' 2" x 8' 6" (0.97m x 2.59m)

Boasting a suite comprises of a close coupled WC, wall mounted hand wash basin with hot and cold mixer tap and toiletry storage over, vanity mirror above, inset lighting and blue tooth connection, walk-in shower unit with enclosed ceiling to floor marble effect aquaboard, waterfall showerhead and detachable hose, folding side screen, ceiling downlighters, extractor fan, obscure UPVC double glazed window to the rear, wall mounted heated towel rail, matching wall and floor tiling.

BEDROOM TWO

8' 11" x 11' 10" (2.72m x 3.61m)

Again being a double bedroom and having a ceiling light point, radiator, wall socket, ample floor space for free standing wardrobe, UPVC double glazed window to the rear, quality wood grain effect flooring.

BEDROOM THREE

8' 9" x 5' 8" (2.67m x 1.73m)

Currently being utilised as a home office and providing perfect space for a single bedroom or nursery, the third bedroom has a radiator, wall socket, ceiling light point, UPVC double glazed window to the front aspect, quality wood grain effect flooring.



FAMILY BATHROOM

8' 8" x 5' 3" (2.64m x 1.6m)

This matching suite comprises of a close coupled WC, panelled bath with fitted jacuzzi jets, hot and cold mixer tap over and detachable shower hose, hand wash basin with hot and cold mixer tap and toiletry storage beneath, half tiled surround, wall mounted heated towel rail, ceiling light point, obscure UPVC double glazed window to the rear, tiled flooring.

OUTSIDE

REAR GARDEN

This stunning landscaped garden combines established borders boasting a plethora of evergreens, shrubbery, climbers and trees, with multiple low maintenance block paved patio areas with a number of seating sections offering both sunlight and shaded areas, feature sleeper retaining boundaries add a natural finish to this cleverly designed garden, access to the solid timber side entrance gate, external cold water tap and free standing timber shed are also available.

ANTI MONEY LAUNDERING

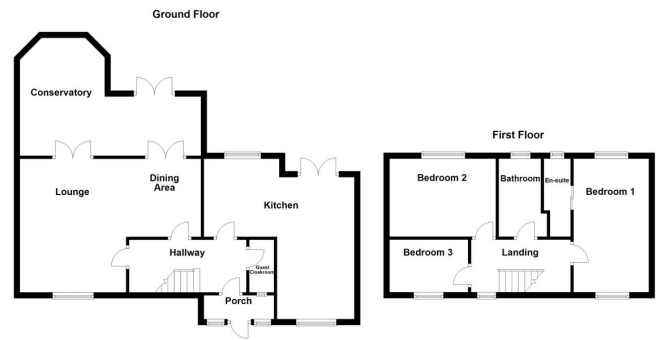
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		
55-68	D	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