



Sycamore

Wilnecote, Tamworth, Staffordshire, B77 5HB

Offers Over £290,000

# Property Features

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- Superb Detached Property
- Entrance Hall
- Lounge
- Dining Area
- Fitted Kitchen
- Conservatory
- Three Bedrooms
- Family Bathroom
- Garage, Driveway, Landscaped Rear Garden
- No Chain

## Full Description

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Taylor Cole Estate Agents are thrilled to offer 'for sale' this superb detached property which enjoys an enviable position upon this popular residential development. The property benefits from both UPVC double glazed (where specified) and gas fired central heating, with accommodation briefly comprising: entrance hall, lounge, dining area, fitted kitchen, conservatory, three bedrooms, family bathroom, garage, landscaped rear garden, lawned fore garden, sweeping driveway. Early internal viewing is considered essential. No chain.

This superb three bedroom detached property is conveniently situated only a short distance away from local schooling, shopping amenities and commuter links, with the property itself set behind a sweeping tarmac driveway with lawn adjacent and which continues to the up and over garage door, along with the side entrance gate and the composite front entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having a ceiling light point, telephone connection point (subject to regulations), wall socket, decorative water resistant tile effect flooring, door to:

### LOUNGE

10' 11" x 14' 10" (3.33m x 4.52m)

Offering fantastic floor space for free standing lounge furniture and having a feature stone effect decorative fire display with limestone surround and matching limestone hearth with gas fire, ceiling light point, wall socket, radiator, TV connection point, UPVC double glazed window overlooking the front aspect, glass panelled door into:

### DINING ROOM

13' 4" x 8' 0" (4.06m x 2.44m)

Positioned between the lounge and the kitchen, the dining room offers ample floor space for free standing dining room table and has ceiling light point above, staircase off to first floor landing with storage cupboard beneath, wall socket, radiator, sliding aluminium door to the conservatory, open arch into:



## FITTED KITCHEN

15' 3" x 10' 9" (4.65m x 3.28m)

This superb extended kitchen area offers a matching range of base units and drawers, recess and plumbing for washing machine, integrated 'Whirlpool' dishwasher, recess and point for free standing 'American' style fridge/freezer, built-in 'Whirlpool' oven with four ring gas hob, tiled splashback and extractor hood over, roll top working surfaces with inset one and half bowl stainless steel sink and drainer unit with hot and cold mixer tap over, half tiled surround, wall sockets, integral door into the garage, ceiling downlighters, two UPVC double glazed windows to the rear, door opening to rear patio, upright modern designer radiator, Jacobean walnut 'Amtico' flooring.



## CONSERVATORY

7' 7" x 12' 3" (2.31m x 3.73m)

Being of UPVC construction and having double glazed windows surround overlooking the rear garden, perspex roof, double opening French doors leading to the patio, floor space for free standing lounge furniture, tiled flooring.

## FIRST FLOOR LANDING

Having an obscure UPVC double glazed window to the side aspect offering natural light source, loft hatch access, radiator, wall socket, ceiling light point, doors to:



## BEDROOM ONE

8' 9" x 10' 11" (2.67m x 3.33m)

The double master bedroom provides ample floor space for free standing bedroom furniture, recess for free standing wardrobe, ceiling light point, radiator, wall socket, UPVC double glazed window to the front aspect.



## BEDROOM TWO

9' 10" x 9' 6" (3m x 2.9m)

Again being a double bedroom and having dual aspect windows to the side and rear, ceiling light point, recess for free standing wardrobe, radiator, wall socket, ceiling light point, door into the overstairs cupboard enclosing linen shelving unit.

## BEDROOM THREE

8' 1" x 5' 10" (2.46m x 1.78m)

Currently being utilised as a dressing room, the room is perfect for use as a single bedroom, nursery or home office, and has a UPVC double glazed window to the front aspect, radiator, ceiling light point, wall socket.



## FAMILY BATHROOM

6' 4" x 6' 6" (1.93m x 1.98m)

The matching three piece suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over, P-shaped bath with hot and cold mixer tap and shower fitment above, with glass side screen, ceiling to floor tiled surround, obscure UPVC double glazed window to the rear, ceiling downlighters, wall mounted heated towel rail, Jacobean walnut 'Amtico' flooring.

## OUTSIDE

### GARAGE

Accessed via the up and over garage door from the front driveway, the garage has a ceiling strip light point, wall socket, wall mounted 'Vaillant' combination boiler, and provides ample floor space for off road parking facilities or additional storage space, integral door leading to the kitchen.

### REAR GARDEN

The attractive landscaped rear garden begins with the shaped slabbed paved patio area offering fantastic outdoor seating and entertainment space, along with a continuing side path leading to the side entrance gate, and external power socket, retaining wall has two areas of timber decking steps which lead to the raised tier where there is an artificial lawn and decking area offering further outdoor seating space, decorative sleepers surround the boundaries and enclose a variety of evergreens and shrubbery, low maintenance gravel feature with timber decking bridge takes you to the concrete foundations for an outdoor structure. A further feature sitting area occupies the left hand corner boundary, fitted half circle bench, timber fencing to all boundaries.

### ANTI MONEY LAUNDERING

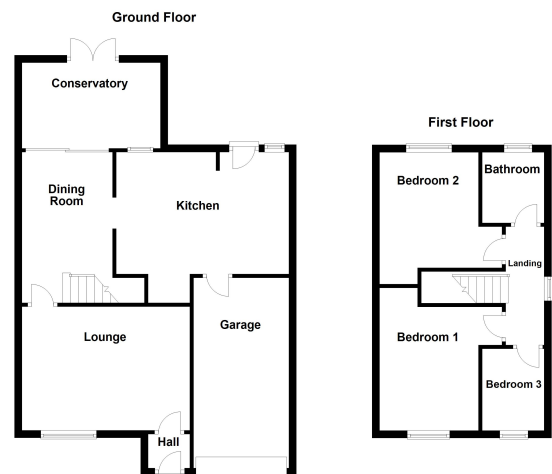
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		
55-68	D	58 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