



Amicombe

Wilnecote, Tamworth, Staffordshire, B77 4JJ

Offers In The Region Of £289,000

Property Features

- Well Situated Three Bedroom Detached Family Home
- Entrance Hall
- Lounge
- Kitchen/diner
- Three Bedrooms
- Family Bathroom
- Rear Garden
- Driveway
- Detached Garage
- Internal Viewing Recommended

Full Description

Taylor Cole Estate Agents are delighted to present 'for sale' this well situated and idyllic three bedroom detached family home benefitting from gas fired central heating, UPVC double glazing and an unrivalled plot within close proximity to commuter links, local schooling and shopping facilities, with accommodation briefly comprising: entrance hall, lounge, kitchen/diner, three bedrooms, family bathroom, driveway, detached garage, rear garden. Early internal viewing is highly recommended.

Boasting a superior corner plot within this quiet cul de sac, this well presented home resides in an unparalleled position combining an imposing front elevation with superb potential for off road parking facilities.

ENTRANCE HALL

Upon gaining access to the property via the obscure UPVC double glazed door, you are met with wood grain effect laminate flooring as well as the stairs off to the first floor landing, radiator, one ceiling light point, and single door leading off to:

LOUNGE

10' 9" x 14' 4" (3.28m x 4.37m)

Enjoying a bright outlook onto the front aspect via the UPVC double glazed bay window this well proportioned reception room provides ample floor space for a range free standing lounge furniture and having wood effect laminate flooring, inset living flame electric fireplace, wooden door providing access to under stair storage cupboard, radiator, power points, one ceiling light point as well as a wall mounted light point and double doors leading through to:



KITCHEN/DINER

14' 0" x 10' 7" (4.27m x 3.23m)

Having a tasteful open plan design courtesy of the current vendors this superb kitchen/diner allows you to mix entertaining with functionality, firstly having a subtle dining area with wood grain effect laminate flooring as well as UPVC double glazed French doors looking out onto the rear aspect, with comfortable proportions able to accommodate a range of dining furniture as well as a power point for large fridge/freezer. Running adjacent is the well presented kitchen with dark tiled flooring throughout contrasting against a range of light coloured base units and drawers, recess and point for a gas cooker, recess and plumbing for full sized washing machine and an abundance of roll top working space as well inset stainless steel sink and drainer unit, complimentary yellow tiled splash back and half tiled walls leading up to wall mounted cupboard units, and the room itself having a range of power points, one ceiling light point and another single UPVC double glazed door leading out onto the rear garden.



FIRST FLOOR LANDING

Having light beaming in via an obscure UPVC double glazed window to the side aspect, the landing provides ample storage space via an over stairs storage cupboard housing the combination boiler as well as slatted shelving, separately having one ceiling light point, loft hatch access and doors into:

BEDROOM ONE

8' 9" x 11' 5" (2.67m x 3.48m)

Positioned to the rear of the property, this generously sized bedroom provides a wealth of space for a range of free standing bedroom furniture, and has power points, radiator, large UPVC double glazed window overlooking the rear aspect, ceiling light point, sliding door into:



EN-SUITE

5' 0" x 2' 2" (1.52m x 0.66m)

A convenient space integral to the main bedroom, the en-suite features a close coupled WC, wash basin in vanity unit with complementary tiled surround, ceiling light point.

BEDROOM TWO

10' 10" x 7' 10" (3.3m x 2.39m)

Enjoying an elevated outlook onto the front of the plot via the large UPVC double glazed window, this comfortable double bedroom will suit a range of free standing bedroom furniture and having power points, radiator, ceiling light point.



BEDROOM THREE

5' 10" x 7' 5" (1.78m x 2.26m)

The third bedroom presents an excellent opportunity to support a range of options providing space for both free standing bedroom furniture as well as free standing office furniture, and has power point, UPVC double glazed window looking out to the front, ceiling light point.

BATHROOM

5' 0" x 7' 9" (1.52m x 2.36m)

Fitted with a suite comprising panelled bath with hot and cold taps over, close coupled WC, pedestal hand wash basin with hot and cold taps over, tiled surrounds, UPVC double glazed window to the side, ceiling light point, water resistant flooring.

OUTSIDE

REAR GARDEN

The rear garden offers a fantastic social element to the property, having a plentiful slabbed paved patio areas to accommodate a range of seating furniture, simultaneously paired with well kept lawns, stone chipped bordering, timber fencing surrounding the garden, storage can be found via a single detached garage with an up and over door, as well as side access connecting to the front of the property providing additional parking or potential for extension (subject to necessary planning permissions and regulations).

ANTI MONEY LAUNDERING

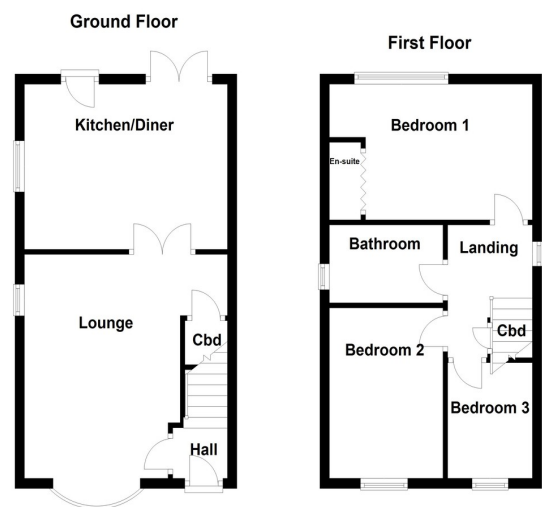
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property will be freehold upon completion, 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	61 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