



Paddock Close

Wilnecote, Tamworth, Staffordshire, B77 5DS

Offers Over £450,000

Property Features

- Three Storey Detached Family Home with No Onward Chain
- Entrance Hall
- Spacious Lounge, Dining Room
- Fitted Breakfast Kitchen
- Study
- Bedrooms One and Two with En-suites
- Three Further Bedrooms
- Family Bathroom
- Driveway, Tandem Garage
- Well Presented Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this exceptional three-storey detached family home situated on this sought after and modern residential development. This spacious family home benefits from UPVC double glazing and gas fired central heating, with the well planned accommodation briefly comprising: entrance hall, spacious lounge, fitted breakfast kitchen, dining room, study and guest cloakroom to the ground floor, master bedroom with en-suite, bedroom four, bedroom five and family bathroom to the first floor, bedroom two with en-suite and bedroom three to the second floor, driveway, tandem garage and well presented rear garden. Internal viewing is strongly recommended to appreciate the accommodation.

Situated in a superb position, this three-storey detached family home offers comfort across its spacious three floors and is set behind a block paved driveway with shaped lawned areas and borders offering a variety of evergreens and shrubbery, and access to the front entrance door. To the side of the property is a block paved driveway offering ample off road parking facilities and access to the tandem side garage.

ENTRANCE HALL

The welcoming entrance hall provides access to the spacious lounge with UPVC double glazed window and UPVC French doors opening to the rear garden. The fitted breakfast kitchen boasts a range of 'shaker' style base units and drawers with matching wall mounted cupboards and wooden work surfaces over, ample space for dining room table and chairs and UPVC double glazed window overlooking the rear garden. A separate dining room is located to the front of the property, together with the study providing versatile use. The guest cloakroom is also accessed from the entrance hall, together with staircase



leading to the first floor.

LOUNGE

16' 8" x 11' 2" (5.08m x 3.4m)

DINING ROOM

10' 10" x 9' 1" (3.3m x 2.77m)

BREAKFAST KITCHEN

16' 11" (max) x 10' 8" (max) (5.16m x 3.25m)

STUDY

9' 9" (max) x 7' 4" (max) (2.97m x 2.24m)

GUEST CLOAKROOM

FIRST FLOOR LANDING

To the first floor is the master bedroom with built-in wardrobes, views over the rear garden via the UPVC double glazed window and access to the en-suite. Additionally, the first floor also provides access to bedrooms four and five, and the family bathroom.

BEDROOM ONE

13' 7" (max) x 11' 3" (4.14m x 3.43m)

EN-SUITE

12' 1" x 7' 8" (max) (3.68m x 2.34m)

BEDROOM FOUR

10' 11" (max) x 8' 11" (3.33m x 2.72m)

BEDROOM FIVE

8' 9" x 8' 1" (2.67m x 2.46m)

FAMILY BATHROOM

7' 0" x 6' 3" (2.13m x 1.91m)

SECOND FLOOR LANDING

On the second floor of this spacious property are bedroom two with access to its en-suite, and bedroom three, with both rooms offering fantastic accommodation and roof windows providing natural light source.

BEDROOM TWO

16' 7" (max) x 13' 7" (max) (5.05m x 4.14m)

EN-SUITE

7' 7" x 6' 6" (2.31m x 1.98m)



BEDROOM THREE

16' 7" x 10' 8" (5.05m x 3.25m)

OUTSIDE

GARAGE

Located to the side the property, the garage is accessed via the up and over entrance door and provides ample off road parking facilities or superb additional storage space.

REAR GARDEN

The attractive rear garden is perfect for relaxation and outdoor entertainment space. A lawn is positioned to the centre with paved patio surround and 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		81 B
69-80	C	74 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