



## Hazelgarth

Wilnecote, Tamworth, Staffordshire, B77 4HL

Guide Price £259,950



# Property Features

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- Immaculately Presented Semi Detached Residence
- Entrance Hall
- Open Kitchen/Dining Area
- Lounge
- Utility Section
- Three Bedrooms
- Refitted Family Bathroom
- Garage, Driveway
- Superb Rear and Fore Gardens
- Freehold Upon Completion

## Full Description

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Taylor Cole Estate Agents are thrilled to offer 'for sale' this immaculately presented semi detached property which resides on an enviable corner plot position. The property benefits from both UPVC double glazing and gas fired central heating, as well as a wealth of space to the fore, side and rear, with accommodation briefly comprising: entrance hall, open kitchen/dining area, lounge, utility section, three bedrooms, refitted family bathroom, garage, superb rear and fore gardens, block paved driveway. Early internal viewing is considered essential.

This stunning three bedroom semi detached family home has been extremely well maintained by the current owners and enjoys a substantial plot upon the entrance to this popular cul-de-sac. The property is conveniently located only a short distance away from local schooling, shopping amenities and commuter links, and is positioned behind a pristine fore garden with a block paved driveway adjacent offering ample off road parking facilities, with further lawned area behind, the driveway also provides access to the up and over garage door and the UPVC front entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed UPVC front entrance door and having a ceiling light point, open aspect to the utility section which offers a roll top laundry work surface with recess and plumbing for washing machine, recess and point for tumble dryer, UPVC double glazed window to the rear, wall mounted storage cupboard, tiled flooring, door into:





## OPEN PLAN KITCHEN/DINING AREA

15' 5" x 11' 1" (4.7m x 3.38m)

This superb open aspect room begins with the kitchen which comprises of a matching range of shaker base units and drawers with fitted wine rack, recess and plumbing for slimline dishwasher, recess and point for fridge, built-in 'DeLonghi' microwave, built-in 'Hotpoint' oven, roll top working surfaces with inset circular stainless steel sink and drainer unit with hot and cold mixer tap over, four ring 'Hotpoint' hob with tiled splashback and extractor hood over, complementary tiled surround, wall sockets, matching range of shaker wall units offering further storage space, UPVC double glazed window overlooking the rear garden with matching French doors, ceiling downlighters, tiled flooring which opens to the dining section with ample floor space for free standing dining room table, radiator, decorative tile effect flooring, staircase off to first floor landing, door into:



## LOUNGE

15' 5" x 13' 11" (4.7m x 4.24m)

The well presented lounge occupies the front aspect and has a UPVC double glazed window overlooking the front garden, ceiling light point, wall sockets, radiator, TV connection point.



## FIRST FLOOR LANDING

Having loft hatch access with drop down ladders, UPVC double glazed window to the side, wall socket, door into the airing cupboard enclosing the 'Baxi' combination boiler, doors off to:

## BEDROOM ONE

8' 8" x 11' 4" (2.64m x 3.45m)

Offering floor space for free standing double bed and bedroom furniture, ceiling light point, UPVC double glazed window to the front aspect, wall socket, radiator.



## BEDROOM TWO

11' 4" x 8' 7" (3.45m x 2.62m)

Again being a double bedroom and having an open wardrobe display with fitted hanging rail, shelving unit and drawers, UPVC double glazed window to the rear, ceiling light point, radiator, wall socket.

## BEDROOM THREE

8' 0" x 6' 5" (2.44m x 1.96m)

Currently being utilised as the home office, the well proportioned third bedroom has a radiator, wall socket, ceiling light point, UPVC double glazed window to the front.



## REFITTED FAMILY BATHROOM

7' 3" x 6' 4" (2.21m x 1.93m)

This modern suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, P-shaped bath with hot and cold mixer tap, shower fitment above with glass side screen and tiled surround, obscure UPVC double glazed window to the rear, ceiling light point, wall mounted heated towel rail, water resistant tile effect flooring.

## OUTSIDE

### GARAGE

Accessed via the up and over garage door from the block paved driveway, the garage encloses excellent storage facilities or off road parking space and has an obscure UPVC double glazed window to the rear, stable door opening to the patio, ceiling light point, wall socket.

### REAR GARDEN

This outstanding rear garden has been immaculately kept by the current owners and boasts neat lawn across with shaped pathway leading to the block paved patio situated to the rear of the garden with wall surround, an additional patio area is positioned by the kitchen French doors and allows further outdoor seating and al-fresco dining space, along with access to the external cold water tap and side garage door, to the right hand corner boundary is a sunken pond with decorative borders surround, and a combination of brick built 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

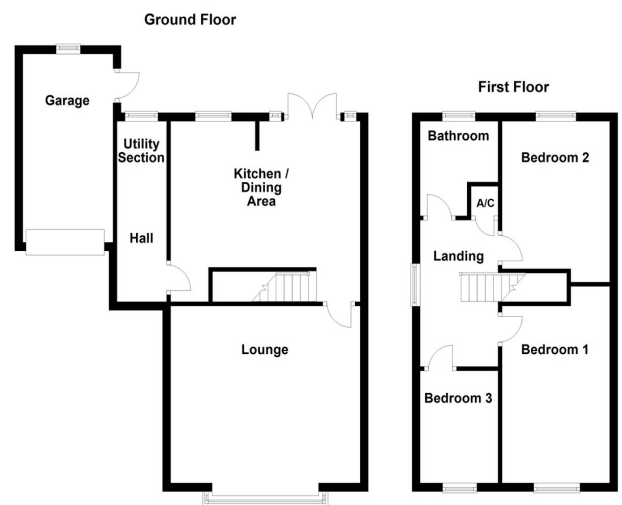
We have been advised that the property will be freehold upon completion, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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