

Sycamore

Wilnecote, Tamworth, B77 5HB

Offers In Region Of £329,950

Property Features

- Outstanding Family Home
- Master Bedroom With En-Suite & Dressing Area
- Cosy Lounge
- Two Further Double Bedrooms
- Open Aspect Breakfast Kitchen
- Family Bathroom
- Home Cinema Room
- Landscaped Rear Garden
- Conservatory, Laundry Room & Guest Cloakroom
- Garage & Two Separate Driveways

Full Description

Taylor Cole Estate Agents are thrilled to introduce this stunning and meticulously enhanced modern three bedroom detached house, which originally began as a purpose built four bedroom home. The current owners have thoughtfully adapted and upgraded this property, resulting in a luxurious living space that boasts high-quality fixtures and an array of features designed for contemporary comfort.

GROUND FLOOR

Upon arrival, you'll be welcomed by the entrance hall, which in turn leads you to a through laundry room and the cosy lounge; a the perfect place to unwind and relax. From the lounge is the stunning open aspect breakfast kitchen, equipped matching units, ample working surface space and breakfast bar. Off the kitchen, with the outstanding home cinema room, where you can enjoy your favourite movies and shows in the ultimate comfort and style. Also off the kitchen is the second entrance to the laundry room with a guest cloakroom and the conservatory which overlooks the rear garden.



LOUNGE

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

KITCHEN / DINING AREA

22' 09" x 12' 06" (6.93m x 3.81m)

CINEMA ROOM

8' 08" x 23' 07" (2.64m x 7.19m)

CONSERVATORY

12' 07" x 9' 05" (3.84m x 2.87m)

LAUNDRY ROOM

7' 05" x 13' 01" (2.26m x 3.99m)

GUEST CLOAKROOM

4' 03" x 3' 05" (1.3m x 1.04m)

FIRST FLOOR

Upstairs, the master bedroom features ample space, with the added benefit of having a walk-in wardrobe / dressing room and a private ensuite bathroom. Two additional double bedrooms offer generous space for family members or guests. The family bathroom is fitted with modern amenities and is designed with a sleek finish.

BEDROOM ONE

16' 05" x 7' 07" (5m x 2.31m)

BEDROOM ONE DRESSING ROOM

6' 01" x 7' 11" (1.85m x 2.41m)

BEDROOM ONE EN-SUITE

6' 11" x 7' 06" (2.11m x 2.29m)

BEDROOM TWO

8' 09" x 12' 08" (2.67m x 3.86m)

BEDROOM THREE

9' 11" x 9' 07" (3.02m x 2.92m)

BATHROOM

6' 06" x 6' 05" (1.98m x 1.96m)



OUTSIDE

Outside, the landscaped rear garden is a tranquil oasis, perfect for outdoor gatherings and relaxation, along with a covered area for a hot tub. A garage provides ample storage space, while two driveways, located to both the fore and rear, offer convenience for multiple vehicles.

ANTI MONEY LAUNDERING

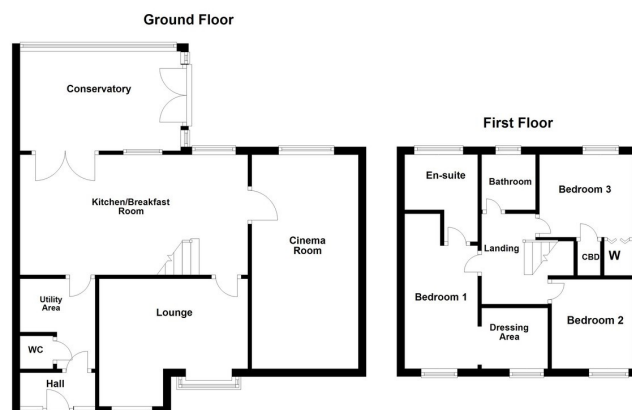
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		87 B
69-80	C	69 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