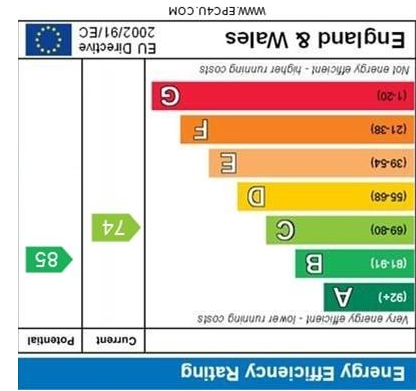


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 Total area: approx. 1355.3 sq. feet



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyer.



Tamworth | 01827 68444 (option 1)



- STUNNING
- THREE BEDROOM DETACHED
- LARGE DRIVEWAY
- KITCHEN DINER
- FAMILY ROOM
- LOG BURNERS

Loughshaw, Wilnecote, Tamworth, B77 4LZ

Offers In Excess Of  
 £320,000



## Property Description

A beautifully presented and pleasantly extended three bedroom detached, set in a lovely location in Wilnecote, being close to local amenities and easy access to the M42.

Approach the property via the driveway which has garage and landscaped fore-garden, front door into:-

HALLWAY Having guest wc.

GUEST WC Having central heating radiator, low level wc, tiled.

KITCHEN DINER 17' 5" x 13' 10" (5.31m x 4.22m) With ceramic tiling to the floor, a range of modern wall and base units, space for range cooker, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, ceramic sink with mixer taps, under cupboard storage, triple glazed window to the front, feature splash back tiling, central heating radiator, stairs leading to the first floor with feature balustrade.

SPACIOUS LOUNGE 17' 1" x 10' 11" (5.21m x 3.33m) With log burner, triple glazed window to front, solid wood flooring, open to the family room and has feature living room mood lighting.

FAMILY ROOM 8' 10" x 24' 10" (2.69m x 7.57m) Having triple glazed sliding doors leading out to the garden, reclaimed wood flooring, two roof lanterns, spotlighting, log burner, feature lighting.

REAR GARDEN Having paved patio area, lawned area, garden pond, side gated access.

FIRST FLOOR Spacious landing with solid wood flooring, loft access having ladder and lighting and the loft is fully boarded, triple glazed window to front.

LUXURY SHOWER ROOM Having under floor heating with solid marble floor, closed coupled wc, wash hand basin, vanity cupboards, central heating boiler, feature radiator, walk-in shower with glazed screen and slate tiling to the walls and mixer shower.



BEDROOM ONE 10' 10" x 10' 9" (3.3m x 3.28m) With built-in wardrobe, central heating radiator, triple glazed window to rear and has shutters on the window.

BEDROOM THREE 8' 1" x 7' 5" (2.46m x 2.26m) With triple glazed window to front, central heating radiator, double fitted wardrobe.

BEDROOM TWO 7' 5" x 10' 11" (2.26m x 3.33m) With fitted wardrobes and tripled glazed window to rear and central heating radiator.

GARAGE 18' 8" x 8' 8" (5.69m x 2.64m) With double glazed double doors to rear, electric shutter door to the front, spotlighting and power.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Tamworth Borough Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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