



Russell Close

Wilnecote, Tamworth, Staffordshire, B77 5FF

£290,000

# Property Features

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- Well Presented Three Storey Town House
- Reception Hallway
- Lounge
- Fitted Kitchen
- Guest Cloakroom
- Two Double Bedrooms and Family Bathroom to First Floor
- Bedroom One, En-Suite and Dressing Area to Second Floor
- Block Paved Driveway, Additional Parking to the Rear
- Mature and Private Rear Garden
- Quiet Cul-De-Sac Position

## Full Description

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Taylor Cole Estate Agents are thrilled to present 'for sale' this exceptional three bedroom townhouse, incredibly well-presented throughout and complete with all necessities for modern living requirements, offering a truly turn-key nature for prospective buyers. Set within a quiet cul de sac and positioned behind a block paved driveway offering off road parking and access to the front entrance door. Additional parking is available at the rear of the property.

### GROUND FLOOR

Stepping into the property, you are first met with a bright and inviting ambience that becomes a continued theme throughout the home, a superb and spacious family lounge rests at the rear of the home offering a relaxing retreat, bathed in a wealth of natural light courtesy of sleek bi-folding doors that open out onto the rear garden creating a seamless indoor outdoor link. Positioned at the fore of the property is an attractive fitted kitchen with a matching range of modern units, supplemented by roll top working surfaces and cupboards above with recess and points for further kitchen appliances. The ground floor accommodation is completed by the convenient addition of a guest cloakroom.

### RECEPTION HALLWAY

### LOUNGE

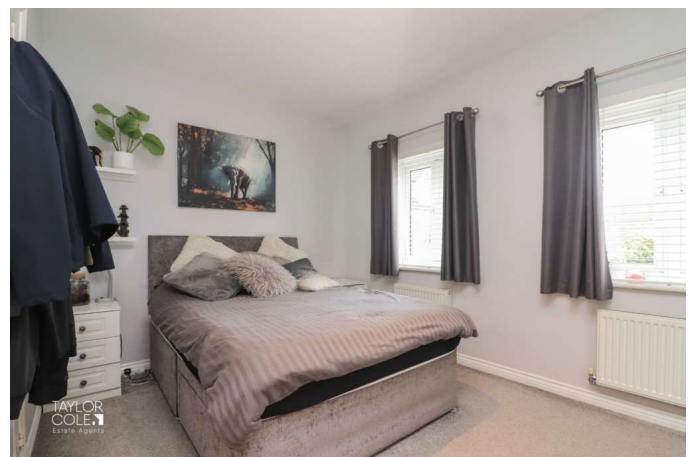
12' 10" x 18' 4" (3.91m x 5.59m)

### FITTED KITCHEN

6' 0" x 11' 7" (1.83m x 3.53m)

### GUEST CLOAKROOM

2' 11" x 5' 9" (0.89m x 1.75m)



## FIRST FLOOR

Ascending to the first floor the property boasts two fantastic double bedrooms with looks out onto the fore and rear aspects respectively, each with comfortable proportions to accommodate a range of functions and furnishings. The family bathroom supplements the two bedrooms, immaculately presented with a three piece suite having white 'p-shaped' bathtub with shower screen and fitment over, vanity sink unit and close coupled WC.



## BEDROOM TWO

12' 10" x 11' 8" (3.91m x 3.56m)

## BEDROOM THREE

12' 10" x 11' 2" (3.91m x 3.4m)

## FAMILY BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m)

## SECOND FLOOR

The second floor lends itself to an enviable master suite, flooding with natural light courtesy of a characterful dormer window overlooking the fore and 'Velux' windows along the rear, complete with a purpose built dressing area with fitted wardrobes and a remarkable en suite with walk in shower enclosure, wall-mounted vanity sink unit and close coupled WC.



## MASTER BEDROOM

12' 10" x 11' 0" (3.91m x 3.35m)

## DRESSING AREA

3' 11" x 8' 3" (1.19m x 2.51m)

## EN SUITE

5' 4" x 5' 4" (1.63m x 1.63m)



## EXTERNAL

The rear of the property offers a mature and private retreat with slab paving throughout to create a convenient and low maintenance space, beginning with an intimate seating area, continuing up the stairs to a secondary patio which offers further potential for seating and entertainment whilst offering the versatility for storage facility.



## ANTI MONEY LAUNDERING

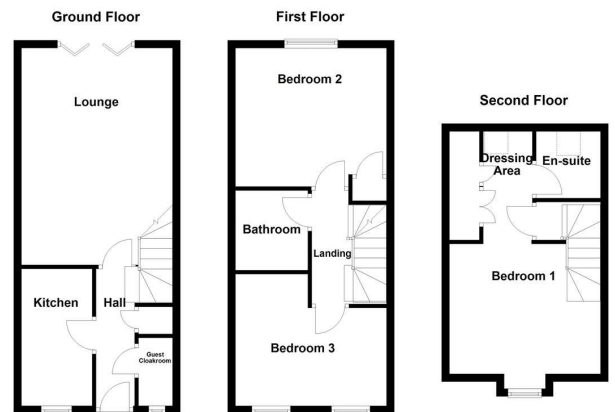
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		89 B
69-80	C	77 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