



Hockley Road

Wilnecote, Tamworth, Staffordshire, B77 5EF

£325,000

Property Features

- Exceptional Three Bedroom Family Home
- Entrance Hallway
- Lounge
- Dining Room
- Kitchen
- Family Room
- Utility Room, Guest Cloakroom
- Three Bedrooms
- Bathroom
- Rear Garden

Full Description

Taylor Cole Estate Agents are delighted to present 'for sale' this exceptional three bedroom family home occupying a commanding position along this well regarded residential road. The property has been tastefully extended, featuring stylish interiors complimented by spacious proportions, offering a wealth of reception throughout. Early internal viewing is highly advised.

GROUND FLOOR

Stepping into the home, you are met with a bright and inviting reception hall, with quality tiled flooring alluding to the superb finishes to come, beginning with a wonderful lounge, characterised by a brilliant bay window allowing natural light to pour in and fill the space, continuing through you can find an immaculate open aspect kitchen and dining room which have been meticulously upgraded by the current vendors providing an attractive range of matching base units supplemented by sleek worktops and cupboards above with appliances integrated throughout. Approaching the rear of the home both a guest cloakroom and utility reside adding to the convenience of the property with a superb family room enjoying outlooks onto the rear garden with ample space to accommodate further reception and offer indoor/outdoor living.

ENTRANCE HALLWAY

LOUNGE

11' 0" x 11' 11" (3.35m x 3.63m)

DINING ROOM

11' 9" x 10' 11" (3.58m x 3.33m)

KITCHEN

13' 11" x 8' 8" (4.24m x 2.64m)



UTILITY ROOM

4' 4" x 4' 5" (1.32m x 1.35m)

FAMILY ROOM

15' 3" x 11' 0" (4.65m x 3.35m)

GUEST CLOAKROOM

4' 4" x 2' 8" (1.32m x 0.81m)

FIRST FLOOR

The first floor boasts two excellently sized bedrooms, both being suitably fitted by the current vendors with the second bedroom currently serving as a dressing room and overlooking the rear garden with the main bedroom sat at the front of the residence, with a myriad of space for freestanding bedroom furniture. The family bathroom boasts an attractive four piece suite with complimentary grey tiling throughout, with a freestanding bath, enclosed shower with sliding screen, pedestal hand wash basin and close coupled WC.

BEDROOM ONE

14' 3" x 12' 0" (4.34m x 3.66m)

BEDROOM THREE

8' 6" x 11' 10" (2.59m x 3.61m)

BATHROOM

8' 11" x 8' 11" (2.72m x 2.72m)

SECOND FLOOR

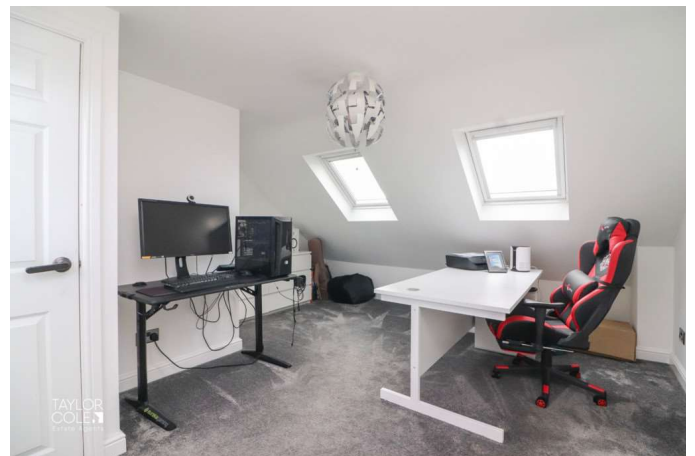
Occupying the second floor is another superb bedroom, currently housing a home office but benefiting from generous proportions to accommodate another double bedroom, with 'Velux' windows illuminating the space.

BEDROOM TWO

14' 2" (max) x 15' 3" (max) (4.32m x 4.65m)

EXTERNAL

Stepping outside, the property is initially adorned by wooden decking which wraps around the rear facade and opens up to a vibrant lawn and continues on to another substantial decking offering the perfect space for entertainment and unwinding outdoors, all enclosed by secure timber fencing.



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		
69-80	C		79 C
55-68	D	65 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