



Windsor Close

Perrycrofts, Tamworth, Staffordshire, B79 8UH

£389,950

# Property Features

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- Detached Family Residence
- Reception Hallway
- Family Lounge
- Dining Room and Cosy Sitting Room
- Fitted Kitchen
- Orangery
- Guest Cloakroom
- Master Bedroom with En-suite
- Three Further Bedrooms, Family Bathroom
- Driveway, Rear Garden with Sun Room

## Full Description

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Welcome to your extraordinary family haven nestled within the prestigious 'Perrycrofts' estate. This remarkable detached residence is a testament to luxury living, boasting an abundance of internal space and reception accommodation, set amidst a picturesque backdrop at the end of a coveted cul-de-sac.

### THE FORE

The property sits behind an enviable frontage adorned with block paving and slate chipping offering ample off-road parking facilities, having steps leading up to the secure front entrance door.

### GROUND FLOOR

As you step through the threshold, you are greeted by an inviting reception hallway, complete with a convenient guest cloakroom and a staircase leading to the first-floor landing. To the left unfolds a breathtaking three-step reception space, beginning with a splendid family lounge adorned with a feature gas fireplace, seamlessly connecting to a formal dining room and a cosy sitting room which offers enchanting views of the front aspect.

Towards the rear of the home awaits a luminous and striking orangery, gracing the rear facade with natural light and providing a serene seating area overlooking the verdant rear garden. Adjacent lies an attractive kitchen, meticulously designed with matching units, tasteful roll-top working surfaces, and integrated appliances, culminating in a culinary oasis. Enhancing the functionality of the ground floor is a brilliant utility/laundry room, seamlessly leading to a garage store, offering ample storage solutions.



## RECEPTION HALLWAY

## FAMILY LOUNGE

12' 9" x 15' 8" (3.89m x 4.78m)

## DINING ROOM

10' 1" x 10' 9" (3.07m x 3.28m)

## SITTING ROOM

9' 10" x 8' 0" (3.02m x 2.44m)

## FITTED KITCHEN

12' 11" x 7' 6" (3.94m x 2.29m)

## UTILITY ROOM

## ORANGERY

21' 5" x 7' 1" (6.55m x 2.18m)

## GUEST CLOAKROOM

## FIRST FLOOR

Ascending to the first floor reveals four exceptional bedrooms, each generously proportioned to accommodate your every need. The master bedroom indulges in double proportions and boasts tranquil views of the rear garden, accompanied by a luxurious en suite bathroom featuring a matching three-piece suite. Two further double bedrooms offer ample space, with the third bedroom featuring fitted mirror-fronted wardrobes for added convenience. The fourth bedroom presents versatile accommodation options, ensuring adaptability to suit your lifestyle.

The family bathroom epitomises opulence with its recent renovation, showcasing an exceptional four-piece suite adorned with quality tiling surrounds. Enjoy the luxury of a spacious walk-in shower enclosure, a freestanding bathtub, a vanity sink unit with an inset hand wash basin and a close-coupled WC.

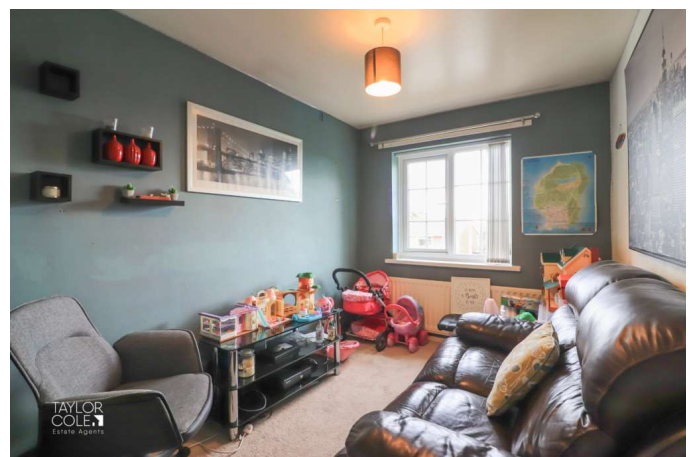
## MASTER BEDROOM

13' 6" x 12' 5" (4.14m x 3.81m)

## EN SUITE

## BEDROOM TWO

15' 8" x 11' 5" (4.80m x 3.48m)



### BEDROOM THREE

12' 9" x 8' 9" (3.91m x 2.67m)

### BEDROOM FOUR

13' 8" x 7' 8" (4.17m x 2.34m)

### BATHROOM

### OUTSIDE

Stepping outside, the rear garden presents a private and low-maintenance sanctuary, featuring tasteful block and slab paving ideal for outdoor entertainment amidst mature flora, secured by timber fencing. A superb outbuilding at the foot of the plot offers endless accommodation possibilities, currently serving as an entertainment space and snug complete with a replica bar, with the added convenience of electricity supply, and optional usage as a home office or similar, complemented by a workshop and storage space on either side respectively.

### GARAGE STORE

### ANTI MONEY LAUNDERING

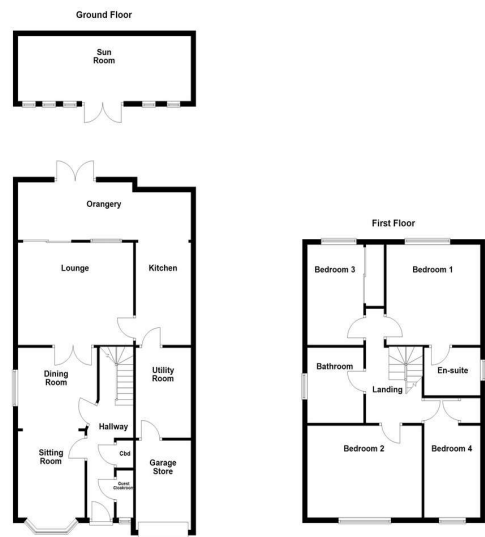
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

www.taylorcole.co.uk  
sales@taylorcole.co.uk  
01827 311412

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