



Lintly

Wilnecote, Tamworth, B77 4LN

£335,000

# Property Features

---

- Detached & Extended Family Home
- Open Kitchen / Dining / Family Area
- Living Room
- Guest Cloakroom
- Snug / Bedroom Five
- Four First Floor Bedrooms
- Family Bathroom & En-suite
- Attractive Rear Garden
- Block Paved Driveway
- Freehold

## Full Description

---

Taylor Cole Estate Agents are delighted to offer For Sale this most impressive and extended detached family home situated within this private position upon this popular residential development.

The stunning 4/5 bedroom property has been extensively upgraded by the current owners to create a wealth of modern internal space across it's two floors, whilst the well maintained rear garden provides superb external retreat. To the fore of the property is the block paved driveway which caters for off-road parking facilities.

### GROUND FLOOR

#### OPEN KITCHEN / DINING FAMILY AREA

22' 01" x 23' 04" (6.73m x 7.11m)

#### LIVING ROOM

11' 01" x 16' 03" (3.38m x 4.95m)

#### GUEST Cloakroom

6' 04" x 2' 10" (1.93m x 0.86m)

#### SNUG

17' 09" x 8' 07" (5.41m x 2.62m)



FIRST FLOOR

BEDROOM ONE

9' 03" x 12' 04" (2.82m x 3.76m)

BEDROOM ONE EN-SUITE

7' 10" x 4' 01" (2.39m x 1.24m)

BEDROOM TWO

14' 09" x 8' 08" (4.5m x 2.64m)

BEDROOM TWO LOFT AREA

BEDROOM THREE

8' 08" x 9' 09" (2.64m x 2.97m)

BEDROOM FOUR

8' 08" x 8' 10" (2.64m x 2.69m)

FAMILY BATHROOM

5' 05" x 5' 10" (1.65m x 1.78m)



## 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.

## VIEWINGS

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



%epcGraph\_c\_1\_339%

8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto: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