

Peel Drive

Wilnecote, Tamworth, Staffordshire, B77 5FD

Offers Over £370,000

# Property Features

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- Outstanding Detached Home
- Attractive Frontage
- Open Plan Living Space
- Modern Kitchen
- Utility Room & Guest WC
- Main Bedroom & En Suite
- Three Further Bedrooms
- Family Bathroom
- Superb Rear Garden
- Close to Local Schooling

## Full Description

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Situated within one of Wilnecote's most desirable modern developments, this outstanding detached family home occupies a commanding and appealing position along a private driveway shared with just one other property. Offering off-road parking and a secure front entrance door accessed via stairs, this home ensures both convenience and security.

### GROUND FLOOR

Upon entering, a warm and welcoming reception hallway sets the tone for this inviting home. At the rear, a bright and inviting living space embraces an open plan design that seamlessly blends living and dining areas. A characterful bay window overlooks the rear garden, enhancing the room with natural light and scenic views.

Adjacent to this, the delightful modern kitchen features quality tiled flooring and an attractive range of units, offering captivating views over the front aspect and beyond. The kitchen is supplemented by a purposeful utility room, housing all necessary white goods and providing external access to the side of the home. Completing the ground floor is a convenient guest cloakroom, ideal for both guests and residents.

### ENTRANCE HALL

### LOUNGE

14' 4" x 10' 11" (4.37m x 3.35m)

### DINING AREA

8' 2" x 8' 11" (2.51m x 2.73m)

### KITCHEN

12' 2" x 8' 3" (3.72m x 2.54m)



#### UTILITY ROOM

8' 2" x 5' 1" (2.51m x 1.57m)

#### GUEST CLOAKROOM

3' 0" x 5' 6" (0.92m x 1.70m)

#### FIRST FLOOR

Ascending to the first floor, the flawless appeal of the property continues with four magnificent bedrooms. The superb main bedroom boasts fitted storage and a sleek en suite bathroom. Three further bedrooms offer ample proportions and versatility, catering to various lifestyles. A most pleasant family bathroom features a matching three-piece suite, enveloped in quality tiling, with a panelled bathtub, pedestal hand wash basin, and close coupled WC.

#### BEDROOM ONE

11' 4" x 11' 1" (3.46m x 3.38m (max))

#### EN-SUITE

4' 9" x 4' 3" (1.46m x 1.30m)

#### BEDROOM TWO

7' 11" x 13' 1" (2.42m x 4.01m (max))

#### BEDROOM THREE

7' 11" x 10' 5" (2.43m x 3.20m (max))

#### BEDROOM FOUR

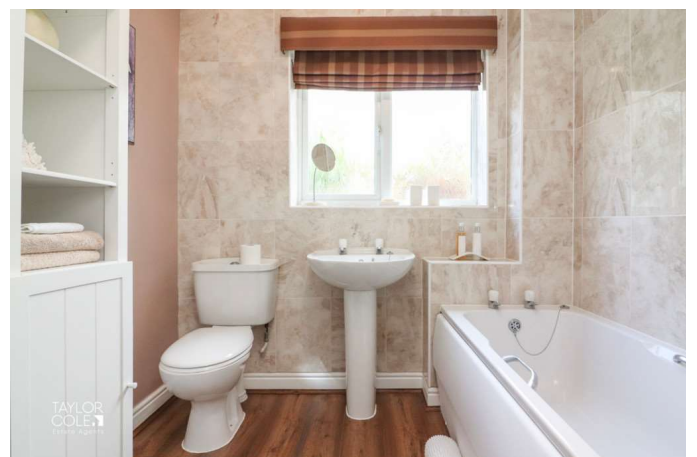
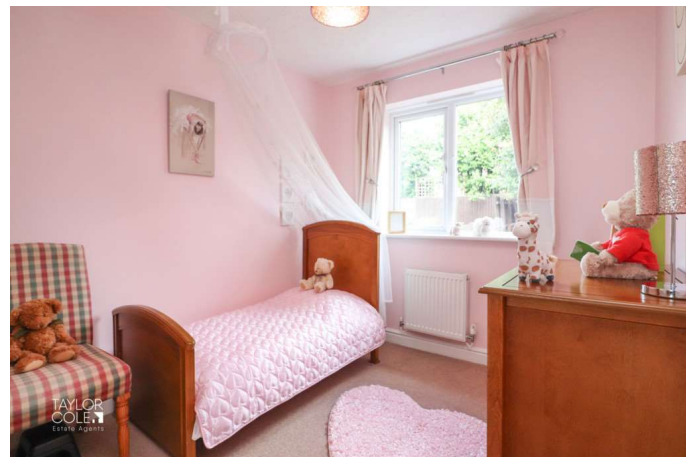
8' 6" x 7' 2" (2.60m x 2.20m)

#### BATHROOM

7' 1" x 11' 1" (2.16m x 3.40m (max))

#### EXTERNAL

Stepping outside, the rear garden has been excellently curated to accentuate its unique shape and tiered approach. It begins with a delightful slab paved patio, perfect for alfresco dining and external entertainment. Beyond this, vibrant lawns and meticulously maintained shrubbery provide elevated views of the rear facade and the outstanding setting beyond, creating a serene outdoor retreat.



## ANTI MONEY LAUNDERING

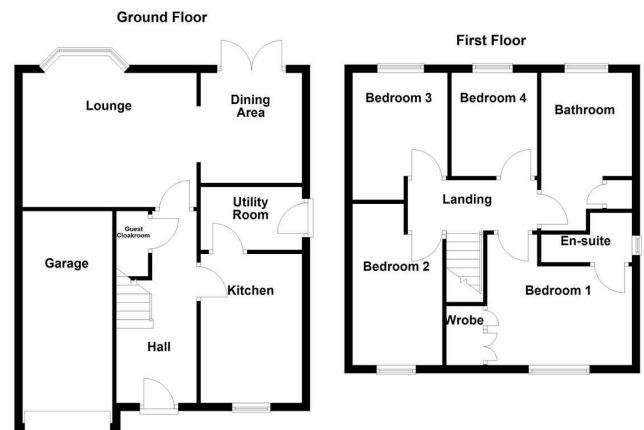
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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		82 B
69-80	C	70 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