



Middlesmoor

Wilnecote, Tamworth, Staffordshire, B77 4PL

Offers Over £305,000

# Property Features

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- Outstanding Detached Family Home
- Bursting With Potential
- Family Lounge & Dining Room
- Matching Kitchen
- Guest WC & Integral Garage
- Main Bedroom & En Suite
- Family Bathroom
- Beautiful Rear Garden
- No Onward Chain
- Freehold

## Full Description

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We are delighted to present this bright and spacious detached home, coming to the market with no onward chain and brimming with potential. Situated on a generous plot, this property offers a wealth of off-road parking to the fore and excellent potential for extension, subject to relevant planning and permissions.

### GROUND FLOOR

Stepping inside, you are welcomed by an inviting entrance hallway that provides access to the expansive through lounge and dining area. This space is characterised by a striking bay window and a dual aspect with French doors at the rear, inviting an abundance of natural light throughout. Adjacent to this, a well-appointed kitchen overlooks the rear garden and features a matching range of base units and drawers. An open archway from the kitchen leads to a convenient guest cloakroom, an integral single garage, and access to the rear garden.

### RECEPTION HALL

#### LOUNGE

12' 5" x 10' 11" (3.81m x 3.34m)

#### DINING ROOM

9' 7" x 8' 7" (2.94m x 2.62m)

#### KITCHEN

11' 7" x 8' 1" (3.55 (Max)m x 2.48m)

#### GUEST CLOAKROOM

3' 11" x 4' 2" (1.21m x 1.28m)



## FIRST FLOOR

Upstairs, a thoughtful and unique configuration presents a primary bedroom with fitted wardrobes that optimise storage potential, complemented by an en suite bathroom featuring a carefully configured three-piece suite. Two additional bedrooms offer ample space for various accommodation options, while a main family bathroom enhances the home with a matching three-piece suite.

### BEDROOM ONE

9' 10" x 9' 6" (3.00m x 2.90m)

### EN SUITE

6' 11" x 0' 2" (2.12m x .072m)

### BEDROOM TWO

10' 2" x 7' 10" (3.11m x 2.39m)

### BEDROOM THREE

9' 0" x 7' 0" (2.76m x 2.14m)

### BATHROOM

6' 11" x 4' 9" (2.12m x 1.45m)

### EXTERNAL

Stepping outside, you will find a wonderful 'countryside' allure with a delightful yet mature approach. The property boasts a range of vibrant flora, neatly kept lawns, and slab paved pathways and patios, providing an ideal space for hosting external seating and entertainment.

### 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.

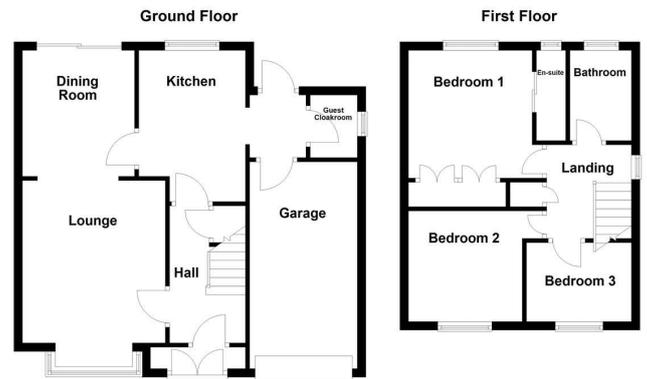
### TENURE

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		85 B
69-80	C	71 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