



Torside

Wilnecote, Tamworth, B77 4NH

£285,000

# Property Features

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- Stunning & Impeccably Positioned Family Home
- Tastefully Extended & Altered
- Open Plan Approach
- Delightful Family Lounge
- Impressive Kitchen/Diner/Family
- Dual Aspect Main Bedroom
- Two Further Bedrooms
- Attractive Family Bathroom
- Beautifully Appointed Rear Garden
- Freehold, No Onward Chain

## Full Description

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Welcome to this stunning and impeccably positioned family home, nestled within a highly regarded development and designed for modern living with an elegant touch. This beautifully extended and meticulously crafted property, finished to the highest standards, offers an exceptional opportunity for discerning buyers. With excellent commuter links, outstanding local schools, and convenient shopping amenities nearby, this residence invites you to experience its thoughtfully designed spaces firsthand.

Approached via a charming cul de sac, the home sits on a generous plot that offers ample off-road parking, welcoming you to a refined yet inviting family space.

### GROUND FLOOR

Inside, a light-filled entryway leads to an open-plan layout that allows natural light to flow effortlessly throughout, highlighting the marble tile flooring that adds a touch of sophistication. The lounge exudes comfort and warmth, with ample space for multiple freestanding furnishings around a stylish feature media wall.

The open-plan kitchen and dining area truly steal the show with a modern aesthetic that blends style with function. High-end appliances, sleek square-top surfaces, and bi-fold doors create an ideal indoor-outdoor living space, seamlessly connecting the kitchen to the private rear garden. A spacious integral garage offers fantastic storage options or potential for conversion into additional living space.

### LOUNGE

12' 1" x 12' 2" (3.69m x 3.71m)





### FITTED KITCHEN

12' 1" x 7' 10" (3.69m x 2.41m)

### FAMILY AREA/DINING ROOM

20' 8" x 11' 5" (6.31m x 3.48m)

### GARAGE

20' 6" x 10' 5" (6.25m x 3.20m)

### FIRST FLOOR

Upstairs, the home has been expertly extended to include a luxurious main bedroom with dual-aspect views and a spacious feel. Two additional bedrooms provide versatility, currently serving as a bedroom and a dressing room. The family bathroom is a harmonious blend of elegance and functionality, with quality tile finishes and a stylish three-piece suite.

### BEDROOM ONE

19' 4" x 9' 7" (5.91m x 2.93m)

### BEDROOM TWO

10' 2" x 9' 6" (3.10m x 2.90m)

### BEDROOM THREE

8' 5" x 5' 11" (2.58m x 1.81m)

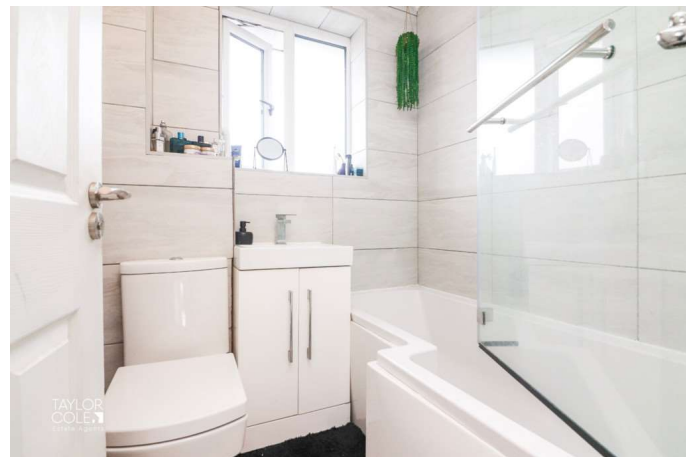
### BATHROOM

5' 7" x 5' 5" (1.71m x 1.67m)

### OUTSIDE

#### REAR GARDEN

The rear garden has been carefully designed for low-maintenance enjoyment, with a sophisticated porcelain tile patio bordered by contrast block paving-perfect for outdoor seating and entertaining. Venetian-style fencing provides both style and privacy, creating an ideal outdoor retreat for relaxation.



## 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.



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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 and 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.