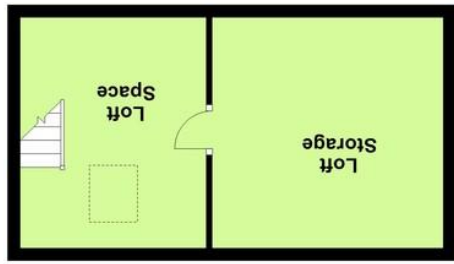
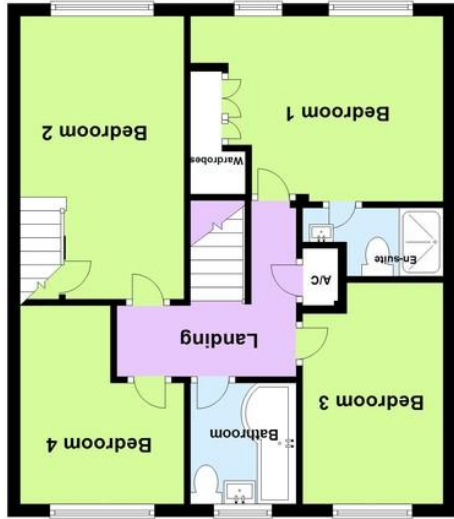


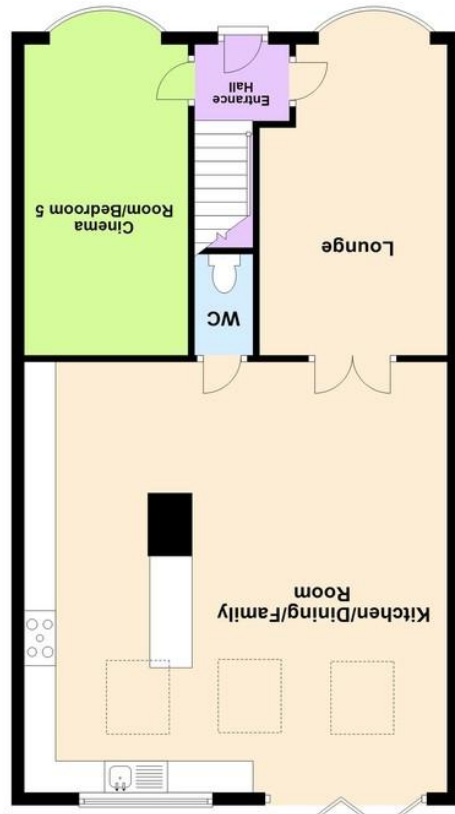
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Second Floor

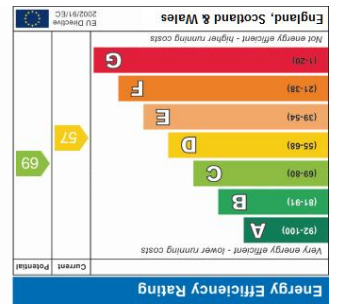
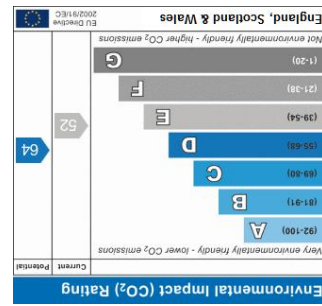


First Floor



Ground Floor

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- Four / Five bedroom detached
- Extended to the rear
- Ideal for families looking to upsize
- En-suite to master bedroom
- Beautifully presented
- Integrated appliances in kitchen

Lintly, Wilnecote, Tamworth, B77 4LN

£335,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

DESCRIPTION This STUNNING FOUR / FIVE BED DETACHED house situated in the popular area of Wilnecote has been modernised throughout to create a lovely family home feeling. The ground floor has been extended to the rear to create a very spacious open plan kitchen/dining/family room which is a fantastic space for entertaining guests. The property in brief comprises entrance hall, lounge, cinema room/bedroom 5, kitchen/family/dining room, downstairs WC, first floor landing, 4 bedrooms, en-suite to master bedroom, family bathroom, converted loft space, drive way to front and an enclosed rear garden.

GROUND FLOOR

ENTRANCE HALL Wood effect laminate flooring, ceiling light, power point, stairs to first floor.

LOUNGE 16' 03" x 11' 01" (4.95m x 3.38m) Wood effect laminate flooring, ceiling spot lights, radiator, power points, double glazed UPVC bow window to front aspect.

CINEMA ROOM/BEDROOM FIVE 16' 03" x 8' 07" (4.95m x 2.62m) Carpeted, ceiling spot lights, power points, radiator, built in sound system with ceiling speakers, double glazed UPVC bow window to front aspect.

KITCHEN/DINING/FAMILY ROOM 22' 06" x 22' 01" (6.86m x 6.73m) Wood effect laminate flooring, range of wall and base units, power points, radiator, ceiling spot lights, three electric remote control velux windows, double glazed UPVC window to rear aspect, bi-fold doors to rear garden. The following appliances are all integrated - tumble dryer, washing machine, dishwasher, fridge and freezer, 2 wine coolers, double oven, induction hob and extractor, microwave. The kitchen also benefits by having plinth heater and vacuum system.

DOWNSTAIRS WC Wood effect laminate flooring, low level WC.

FIRST FLOOR

LANDING Carpeted, ceiling light, power point, airing cupboard and loft access.

BEDROOM ONE 14' 05" x 9' 03" (4.39m x 2.82m) Carpeted, ceiling lights, radiator, power points, two double glazed UPVC windows to front aspect, fitted wardrobes, en suite. Room dimensions have been taken at the largest point.

EN SUITE 7' 10" x 4' 01" (2.39m x 1.24m) Tiled flooring, ceiling spot lights, extractor fan, heated towel radiator, double shower unit, low level WC, sink and fully tiled walls.

BEDROOM TWO 14' 09" x 8' 08" (4.5m x 2.64m) Carpeted, ceiling light, power points, radiator, built in wardrobe, double glazed UPVC window to front aspect, ladder stairs to converted loft space.

BEDROOM THREE 9' 09" x 8' 06" (2.97m x 2.59m) Carpeted, ceiling light, power points, radiator and double glazed UPVC window to rear aspect.

BEDROOM FOUR 8' 10" x 8' 08" (2.69m x 2.64m) Carpeted, ceiling light, power points, radiator, double glazed UPVC window to rear aspect.



BATHROOM 6' 02" x 5' 11" (1.88m x 1.8m) Tiled flooring, ceiling spot lights, heated towel radiator, double glazed UPVC window to rear aspect, fully tiled walls, vanity unit with built in sink and toilet, P shaped bath with over head shower.

SECOND FLOOR

LOFT ROOM 12' 02" x 8' 08" (3.71m x 2.64m) Carpeted, ceiling light, radiator, power points and velux window. There is also a door leading to further loft space for storage.

OUTSIDE To the front of the property is a block paved drive way offering parking for multiple vehicles, and to the rear of the property is a charming enclosed rear garden with patio and lawn areas.

Council Tax Band D - Tamworth

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, O2 and Vodafone and limited for Three and data likely available for EE and Vodafone and limited for Three and O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 2Mbps. Highest available upload speed 0.4Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Networks in your area - Openreadh

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?

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