



Ash Tree Close

Wilnecote, Tamworth, Staffordshire, B77 5DP

£358,000

Property Features

- Last Plot Remaining
- Executive Detached Family Home
- Reception/Through Hallway
- Lounge & Study
- Superb Kitchen/diner
- Utility Room, Guest Cloakroom
- Master Bedroom With En-Suite
- Three Further Bedrooms, Family Bathroom
- Detached Garage, Block Paved Driveway

Full Description

Taylor Cole Estate Agents are delighted to offer 'for sale' this brand new executive detached family home situated within this small exclusive development of just seven beautiful homes. The property itself has benefits to include both UPVC double glazing, gas fired central heating and underfloor heating to the ground floor, with accommodation briefly comprising: reception/through hallway, lounge, study, superb kitchen/diner, utility room, guest cloakroom, master bedroom with en-suite, three further bedrooms, family bathroom, detached garage, block paved driveway, courtesy fore garden, private garden to rear. Internal viewing is strongly recommended.

This stunning detached family home occupies an excellent position within this highly desirable brand new development. The property itself is set behind a neat lawned fore garden with block paved driveway to side providing ample off road parking facilities along with access to the detached garage and side entrance gate, a block paved pathway leads to the front entrance with canopy storm porch and an oak front door leading through to:

RECEPTION HALLWAY

Being a through hallway with a staircase leading off to the first floor landing, ceiling downlighters, built-in understairs storage cupboard, oak doors leading to:

GUEST CLOAKROOM

Fitted with a suite of close coupled WC and wash hand basin set in vanity unit with tiled splashback, ceiling downlighter and extractor fan, tiling to floor, obscure UPVC double glazed window to the side.

LOUNGE

10' 9" x 13' 2" (3.28m x 4.01m)

The lounge has a UPVC double glazed window to the front, ceiling light point, additional downlighters, coving to ceiling, TV aerial socket.

STUDY

10' 6" x 7' 3" (3.2m x 2.21m)

With ceiling downlighters, UPVC double glazed window to the side.



STUNNING KITCHEN/DINER

19' 4" x 10' 1" (5.89m x 3.07m)

This stunning kitchen/dining room overlooks the rear garden via the UPVC double glazed window and also has UPVC double glazed French doors leading out onto the garden patio, with the kitchen itself fitted with an excellent range of matching base units and drawers with granite working surfaces over and matching upstands, under-counter stainless steel sink unit with hot and cold mixer tap over, space and point for oven, recess and plumbing for automatic washing machine, integrated 'AEG' freezer, integrated 'Bosch' fridge, matching central island with 'AEG' induction hob and stainless steel extractor hood over, matching full height larder style cupboard, additional range of matching wall mounted cupboards, ceiling downlighters, tiling to floor, oak door leading to:



UTILITY ROOM

7' 2" x 4' 6" (2.18m x 1.37m)

With a single base unit with work surfaces over and matching upstands, inset stainless steel sink unit with hot and cold mixer tap over, wall mounted 'Ideal' central heating boiler, ceiling downlighters, tiling to floor, double glazed door to side.



FIRST FLOOR LANDING

With access to loft, ceiling light point, ceiling downlighters, UPVC double glazed window to the side, radiator, built-in airing cupboard, oak doors to:

BEDROOM ONE

13' 6" x 11' 1" (4.11m x 3.38m)

This double bedroom has a UPVC double glazed window to the front, ceiling light point, radiator, TV aerial socket, oak door leading to:



LUXURY EN-SUITE

6' 0" x 7' 9" (1.83m x 2.36m)

Fitted with a white suite of fully tiled walk-in shower cubicle with chrome coloured shower fitment, close coupled WC and wash hand basin set in vanity unit, ceiling downlighters, extractor fan, chrome coloured heated towel rail, obscure UPVC double glazed window, electric shaver point, tiling to floor.



BEDROOM TWO

13' 6" x 10' 3" (4.11m x 3.12m)

A further double bedroom with a UPVC double glazed window overlooking the rear garden, two ceiling light points, radiator.

BEDROOM THREE

10' 1" x 8' 9" (3.07m x 2.67m)

Overlooking the rear garden via the UPVC double glazed window, bedroom three has a ceiling light point, radiator.

BEDROOM FOUR

8' 0" x 6' 7" (2.44m x 2.01m)

Having a UPVC double glazed window to the front, ceiling light

point, radiator.

LUXURY FAMILY BATHROOM

5' 7" x 7' 6" (1.7m x 2.29m)

Fitted with a white suite of panelled bath with shower fitment over and side shower screen, along with complementary wall tiling, close coupled WC and wash hand basin set in vanity unit, ceiling downlighters, extractor fan, obscure UPVC double glazed window, chrome coloured heated towel rail, tiling to floor.

OUTSIDE

GARAGE

There is a detached garage to the side of the property and has an up and over entrance door, courtesy door to garden.

PRIVATE REAR GARDEN

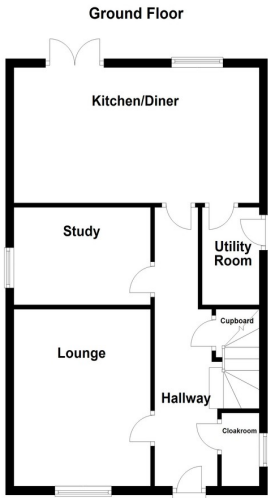
The private enclosed rear garden has a side entrance gate, paved patio area which extends in the form of a pathway to the side garage door, and the garden itself is mainly laid to lawn.

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 01827 311412



Score	Energy rating	Current	Potential
92+	A	84 B	94 A
81-91	B		
69-80	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