



Cheviot

Wilnecote, Tamworth, B77 4JP

Offers Over £300,000



# Property Features

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- Impressive Detached Family Home
- Open Plan Approach
- Superb Family Lounge
- Beautiful Kitchen/Diner
- Utility Room & Guest WC
- Main Bedroom & En Suite
- Attractive Rear Garden With Fruit Trees
- Off Road Parking
- Close to Local Schooling & Commuter Links
- Freehold

## Full Description

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This delightful detached family home, beautifully adorned with tasteful finishes throughout by the current vendors, presents an attractive open-plan design. Ideally situated within a highly desirable residential area, the property offers an abundance of local amenities and convenient commuter links.

### GROUND FLOOR

Upon entering, you are welcomed by a bright and inviting entrance hallway that seamlessly flows into the spacious open-plan accommodation, allowing natural light to fill every corner. At the front of the home, a superb family lounge offers generous proportions, perfectly suited for both formal reception and casual lounge furnishings. Adjacent to the lounge, a pristine fitted kitchen/diner combines style and practicality, featuring integrated appliances and elegant wooden accents.

The ground floor is further enhanced by a practical utility room, complete with matching units and space for additional freestanding appliances, alongside a convenient guest cloakroom for added comfort.

### FAMILY LOUNGE

15' 6" x 10' 9" (4.74m x 3.30m)

### KITCHEN/DINER

15' 6" x 13' 3" (4.74m x 4.06m)

### UTILITY ROOM

9' 8" x 6' 0" (2.95m x 1.85m)



#### GUEST CLOAKROOM

7' 3" x 2' 7" (2.22m x 0.81m)

#### ENTRANCE HALL

14' 5" x 5' 8" (4.41m x 1.75m)

#### FIRST FLOOR

Upstairs, the property boasts four spacious bedrooms, each offering flexible accommodation options. The master suite is complemented by a luxurious en-suite bathroom, fitted with a sleek three-piece suite. An additional family bathroom, well-appointed with high-quality finishes, completes the upper level.

#### BEDROOM ONE

11' 1" x 9' 4" (3.39m x 2.85m)

#### EN SUITE

8' 3" x 6' 0" (2.54m x 1.84m)

#### BEDROOM TWO

13' 4" x 8' 9" (4.07m x 2.68m)

#### BEDROOM THREE

13' 9" x 6' 0" (4.20m x 1.83m)

#### BEDROOM FOUR

7' 8" x 6' 1" (2.36m x 1.86m)

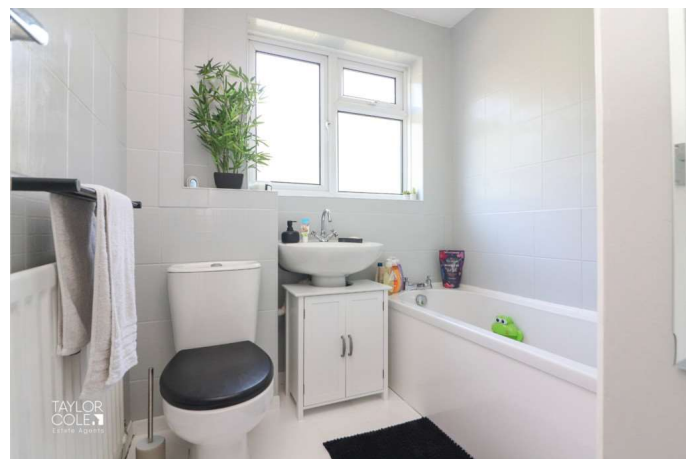
#### BATHROOM

6' 4" x 5' 6" (1.94m x 1.69m)

#### OUTSIDE

Outside, the property offers a private and serene rear garden, ideal for relaxation or entertaining. A slab-paved patio leads to a manicured lawn with charming pathways that guide you to a second patio at the far end of the garden. Mature shrubbery, fruit trees, and evergreens provide a lush, natural border, while a detached garage adds ample storage space.

#### REAR GARDEN



ANTI MONEY LAUNDERING

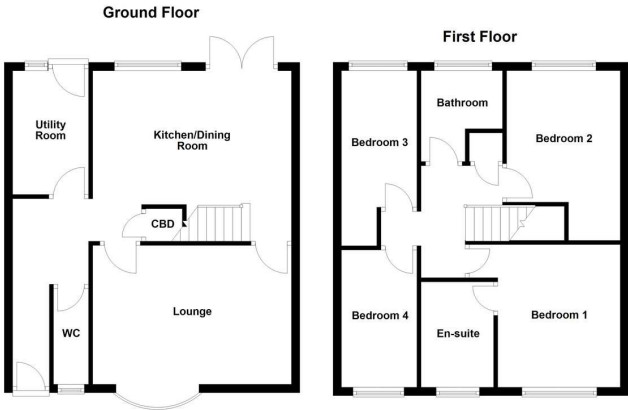
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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		83 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