



Middlesmoor

Wilnecote, Tamworth, B77 4PL

Offers Over £329,950

# Property Features

- Impressive Detached Family Home
- Generous Front Aspect
- Well-Proportioned Lounge & Dining Room
- Pleasant Kitchen
- Convenient Utility Room & Guest WC
- Main Bedroom, Fitted Wardrobes & En Suite
- Three Further Bedrooms
- Attractive Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold

## Full Description

Nestled within a sought-after and serene location, this thoughtfully extended detached family home boasts a delightful position on a magnificent plot. Characterised by a tranquil rear aspect, generous frontage, and boundless potential throughout, this home is a rare opportunity to secure a harmonious blend of comfort and practicality.

### GROUND FLOOR

Upon entering, the welcoming entrance hall sets the tone, featuring stairs to the first-floor landing and seamless flow towards the heart of the home. The kitchen, meticulously maintained, showcases timeless cabinetry, ample working surfaces, and tastefully integrated modern appliances. Adjacent to the kitchen, a convenient utility area and guest cloakroom enhance functionality, providing space for white goods and direct access to the integral garage and side aspect.

The dual-aspect lounge and dining room serves as the home's centrepiece - a bright and airy haven with generous proportions, perfect for relaxation or entertaining. Large sliding doors extend this inviting space onto the rear patio, harmonising indoor and outdoor living.

### ENTRANCE HALL

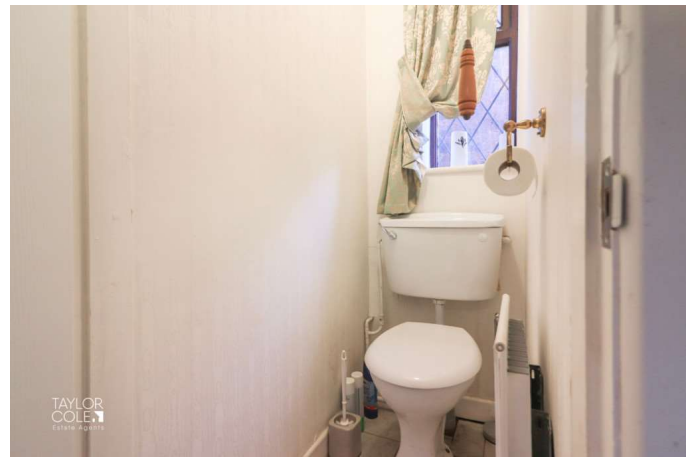
10' 4" x 5' 8" (3.15m x 1.75m)

### KITCHEN

11' 8" x 8' 0" (3.56m x 2.44m)

### UTILITY ROOM

9' 6" x 7' 1" (2.92m x 2.18m)





## FAMILY LOUNGE

12' 4" x 10' 9" (3.76m x 3.29m)

## DINING ROOM

9' 8" x 8' 6" (2.95m x 2.60m)

## FIRST FLOOR

The first floor accommodates four well-proportioned bedrooms, made possible by a mindful extension. The spacious primary bedroom boasts a luxurious en suite bathroom and fitted wardrobes, delivering a private retreat. The remaining three bedrooms are equally versatile, each benefiting from fitted storage solutions, while a beautifully appointed family bathroom completes the upstairs layout with a stylish three-piece suite.

## GUEST CLOAKROOM

3' 6" x 2' 3" (1.09m x 0.69m)

## BEDROOM ONE

9' 10" x 9' 4" (3.01m x 2.86m)

## EN SUITE

6' 9" x 2' 3" (2.08m x 0.70m)

## BEDROOM TWO

10' 0" x 7' 9" (3.06m x 2.38m)

## BEDROOM THREE

22' 6" x 7' 2" (6.88m x 2.20m)

## BEDROOM FOUR

9' 1" x 7' 0" (2.77m x 2.14m)

## BATHROOM

8' 0" x 6' 6" (2.45m x 2/09m)



## OUTSIDE

### REAR GARDEN

Outside, the property truly shines. The rear garden offers a private and peaceful haven for outdoor enjoyment, starting with a generously sized slab-paved patio, perfect for seating and entertainment. Beyond the patio, a lush lawn bordered by a charming picket fence brings vibrant charm, while a gravelled seating area with a timber pergola invites relaxation. To complement this enchanting space, a garage/outbuilding provides ample storage options.

### INTEGRAL GARAGE

### ANTI MONEY LAUNDERING

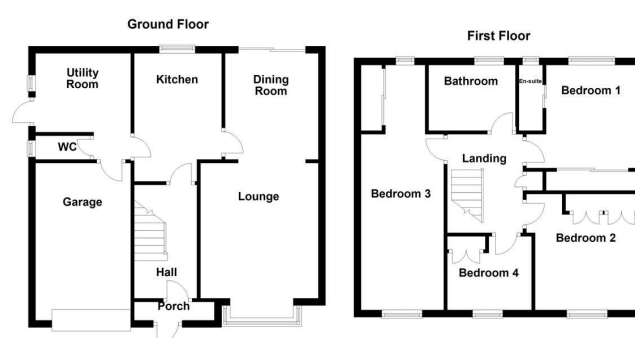
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

### 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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