



Sykesmoor

Wilnecote, Tamworth, , B77 4LE

£295,000

Property Features

- Sought-After Residential Area
- Detached Family Residence
- Welcoming Reception Hall
- Spacious Living Room
- Open Plan Kitchen/Dining Room
- Three Well-Proportioned Bedrooms
- Recently Renovated Family Bathroom
- Attractive Rear Garden
- Block Paved Driveway
- Internal Viewing is Considered Essential

Full Description

Nestled within a sought-after residential development in Wilnecote, this beautifully presented detached family residence offers an exceptional living experience.

THE FORE

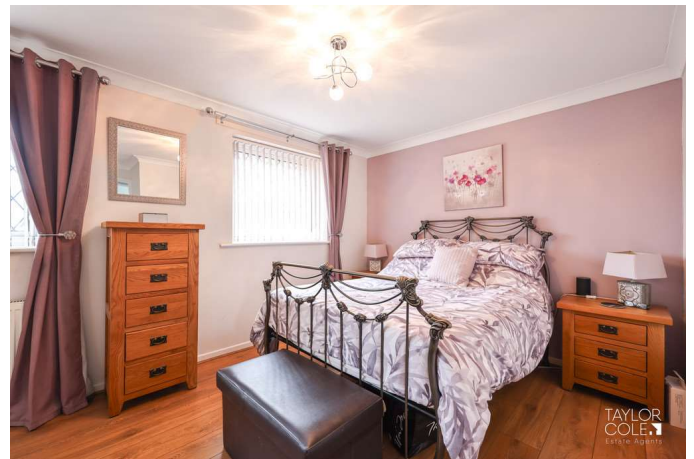
Boasting a well-maintained frontage, the property is positioned behind a sweeping concrete print driveway with ample parking and a plum slate border adorned with attractive shrubbery and evergreens. The driveway provides convenient access to both the upper garage door and the composite front entrance door, ensuring practicality and style.

GROUND FLOOR

Stepping into the welcoming entrance hall, you are greeted by a staircase leading to the first-floor landing and a doorway into the spacious living room. This inviting space features ample floor area for freestanding lounge furniture and a charming bay window that fills the room with natural light while offering a pleasant outlook over the front aspect.

A door leads through to the open-plan kitchen and dining area, which boasts a range of modern shaker-style wall units and drawers, complemented by generous work surfaces. The kitchen seamlessly flows into the dining space, which provides ample room for a dining table and enjoys direct access to the rear garden through patio doors-perfect for indoor-outdoor living.

An integral door connects to the garage, offering secure off-road parking or valuable storage space. The garage also presents an exciting opportunity for conversion (subject to regulations), adding flexibility to suit evolving family needs. A rear door from the garage provides additional access to the attractive garden.



LIVING ROOM

12' 3" x 16' 5" (3.73m x 5m)

OPEN KITCHEN/DINING AREA

15' 6" x 11' 2" (4.72m x 3.4m)

GARAGE

18' 1" x 7' 4" (5.51m x 2.24m)

FIRST FLOOR

First Floor

Ascending to the first floor, the landing area is bright and airy, featuring a window to the side aspect, loft hatch access, and doors leading to the three well-proportioned bedrooms. Each bedroom offers fantastic floor space, with the master bedroom further benefitting from built-in wardrobes and dual-aspect windows, ensuring a light-filled and spacious feel.

The recently renovated family bathroom completes this floor, boasting a stylish three-piece suite with modern fixtures, perfectly blending contemporary design with functionality.

BEDROOM ONE

9' 1" x 13' 8" (2.77m x 4.17m)

BEDROOM TWO

8' 5" x 8' 6" (2.57m x 2.59m)

BEDROOM THREE

8' 5" x 6' 5" (2.57m x 1.96m)

SHOWER ROOM

5' 8" x 6' 6" (1.73m x 1.98m)

THE REAR

The attractive rear garden is a true highlight of this home, offering an expansive outdoor space ideal for both relaxation and entertaining. The L-shaped patio area provides ample room for outdoor seating and alfresco dining, while the surrounding lawns and well-tended borders create a lush, inviting setting. A freestanding timber shed, positioned in the left-hand boundary corner, offers additional storage, while timber fencing encloses the garden to ensure privacy and security.



ANTI MONEY LAUNDERING

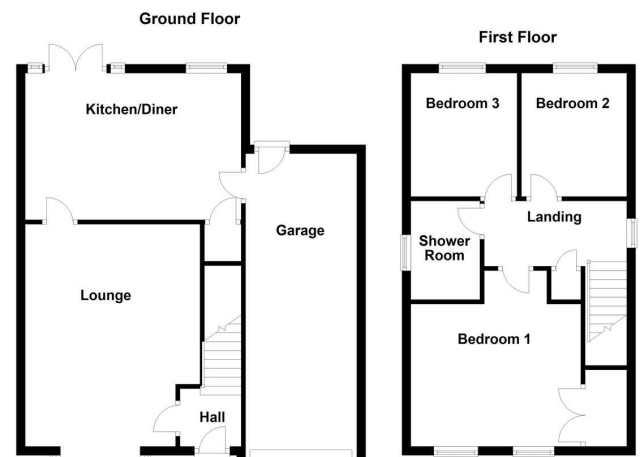
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



%epcGraph_c_1_339%

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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