



40 Wensleydale

Wilnecote, Tamworth, B77 4PS

Offers over £400,000

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HS Homes is delighted to present this beautifully presented four-bedroom detached family home, nestled in a quiet residential cul-de-sac. Boasting a neat frontage with a private drive, this property offers generous living space, modern design, and an impressive garden – making it a perfect choice for growing families.

Ground Floor:

Entering the property, you are greeted by a large and welcoming entrance hall, which provides access to all main living areas.

The lounge, located at the front of the property, is a bright and spacious room with a dual aspect window setup – a large front-facing window and an additional side window, allowing natural light to flood the space.

Adjacent to the lounge is a versatile reception room, formerly a garage and now converted into a playroom. This room includes a large inset cupboard and a single door providing access to the remaining garage space, making it perfect for storage or further conversion.

Continuing through the hallway, you are led to the impressive double-width kitchen/diner, which spans the full width of the property. Finished to a high modern standard, the kitchen boasts sleek cabinetry, integrated appliances, and ample work surfaces. Through the sliding doors that open seamlessly onto the garden.

The kitchen area is further enhanced by a practical utility room, complete with additional cupboards,

worktops, a single door to the garden, and access to a convenient downstairs WC with a sink.

Outdoor Space:

The rear garden is an exceptional feature of this home, offering a spacious lawn, a paved patio perfect for alfresco dining, and a fantastic outhouse currently used as a social room. This space provides endless opportunities for family fun and entertaining.

First Floor:

Upstairs, a spacious landing provides access to all four bedrooms and the main bathroom.

The main bedroom is positioned at the front of the property and features a large window, an additional side window, fitted wardrobes, and an ensuite with a shower, WC, sink, and frosted window.

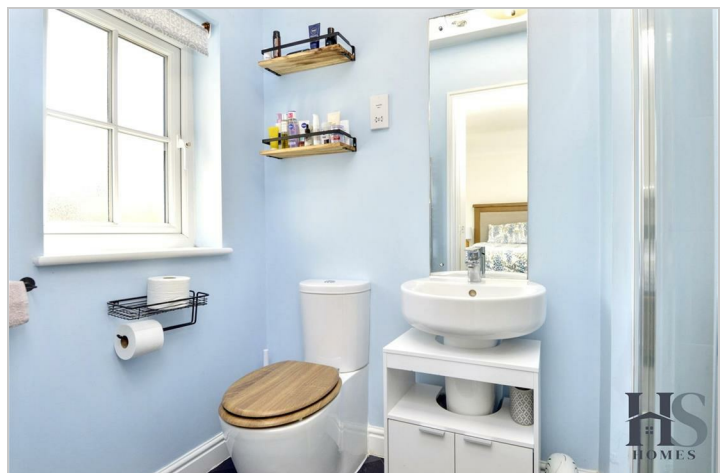
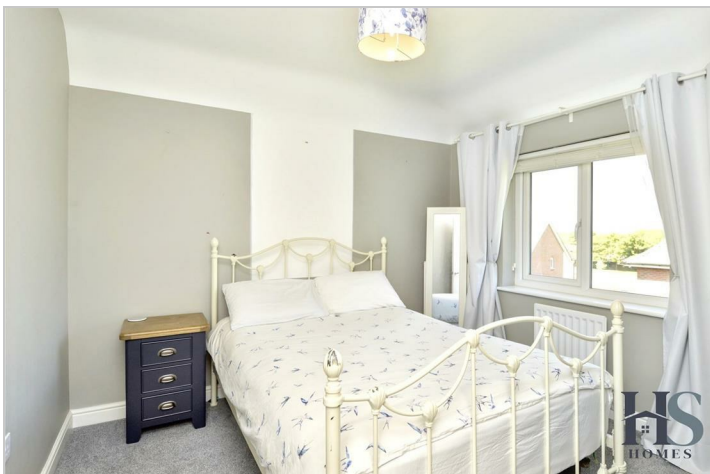
Bedroom two and bedroom three are located at the rear of the property, both benefiting from windows overlooking the garden.

Bedroom four, located at the front, is a well-proportioned room with a window overlooking the front aspect.

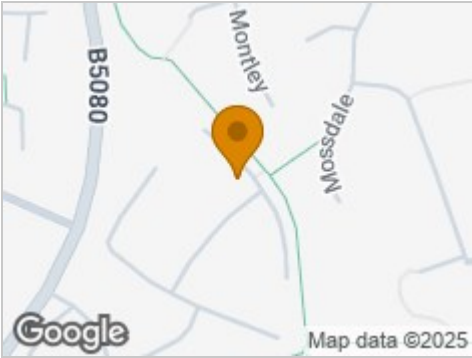
The main family bathroom includes a bath, sink, and WC, complete with a frosted window for privacy.

This home provides a perfect blend of spacious family living and stylish modern design, set in a peaceful yet convenient location.

Tel: 0121 430 4448



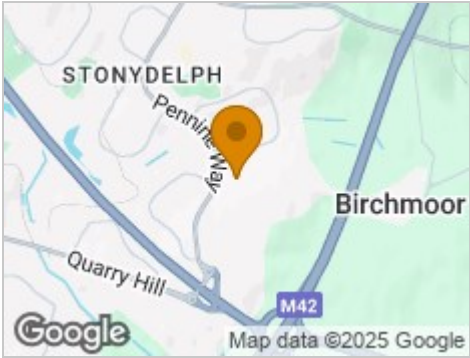
Road Map



Hybrid Map



Terrain Map



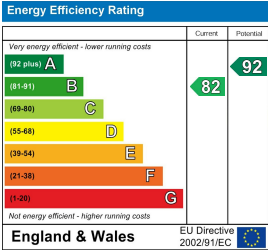
Floor Plan



Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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