



Valley Drive

Wilnecote, Tamworth, Staffordshire, B77 5FL

£300,000



# Property Features

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- Most Spacious and Superbly Presented Town House
- Reception Hallway
- Guest Cloakroom
- Study
- Superb Fitted Breakfast Kitchen
- Utility Room
- Spacious Lounge and Family Bathroom to the First Floor
- Master Bedroom with En-suite
- Two Garages
- Rear Garden

## Full Description

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Taylor Cole Estate Agents are pleased to present this most spacious and superbly presented four bedroomed end town house. The property offers excellent accommodation across three floors and comprises: reception hall, guest cloakroom, study, superb fitted breakfast kitchen, utility room, spacious lounge, family bathroom, master bedroom with en-suite, twin garages and rear garden.

### GROUND FLOOR

From the front entrance door is the reception hallway with staircase leading off to the first floor landing, doors to the guest cloakroom and study, and with the hallway leading to a superb fitted breakfast kitchen with a full range of matching wall and base units complemented by integrated appliances. Leading from the kitchen is a good size utility room with fitted base and drawer units, with a door leading out to the pleasant rear garden.

### RECEPTION HALLWAY

### GUEST CLOAKROOM

### STUDY

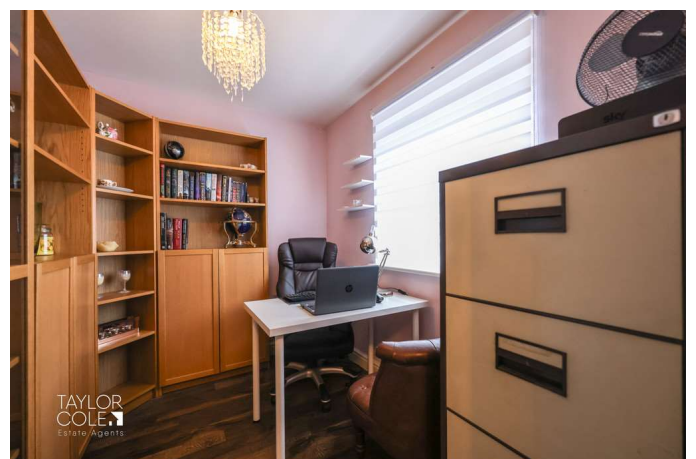
9' 10" x 6' 09" (3m x 2.06m)

### SUPERB BREAKFAST KITCHEN

14' 5" x 14' 8" (4.39m x 4.47m)

### UTILITY ROOM

6' 7" x 9' 2" (2.01m x 2.79m)



## FIRST FLOOR LANDING

Off the first floor landing is a superb lounge and the fourth bedroom which could also provide for an additional good sized sitting/TV room. The family bathroom is also located to the first floor landing and is fitted with a white suite. There is staircase leading to the second floor bedroom accommodation which comprises of an excellent master bedroom with en-suite, and two further good sized bedrooms.

## FAMILY BATHROOM

5' 15" x 7' 00" (1.91m x 2.13m)

## BEDROOM FOUR/SITTING ROOM

10' 11" x 9' 10" (3.33m x 3m)

## LOUNGE/DININGROOM

21' 2" x 9' 2" (6.45m x 2.79m)

## SECOND FLOOR

### MASTER BEDROOM

11' 5" x 9' 5" (3.48m x 2.87m)

### EN-SUITE

7' 6" x 5' 5" (2.29m x 1.65m)

### BEDROOM TWO

11' 9" x 9' 5" (3.58m x 2.87m)

### BEDROOM THREE

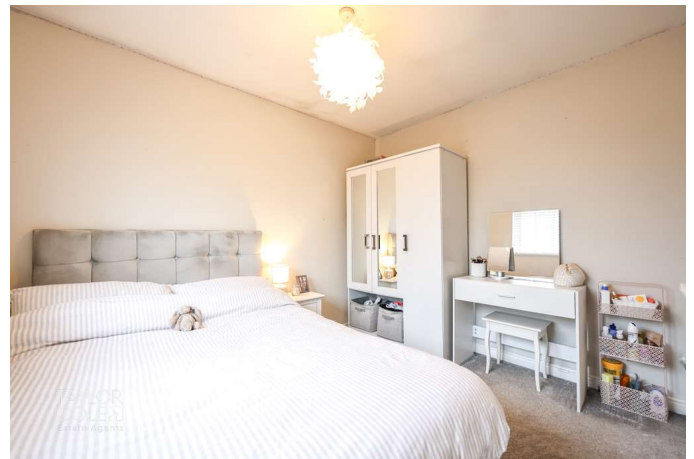
10' 3" x 9' 5" (3.12m x 2.87m)

## EXTERNAL

The front entrance is complemented by a fore garden offering mature evergreen shrubbery and the rear garden is practically laid out with a block paved patio and neat side lawn, along with a gate providing access to the twin rear garages and parking to the front of the garages.

## 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.

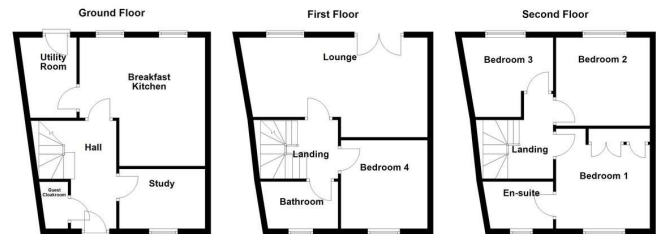


## TENURE

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		85 B
69-80	C	75 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 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