



Broadlee

Wilnecote, Tamworth, Staffordshire, B77 4PF

£400,000

Property Features

- Impeccable Detached Bungalow
- Wonderful Corner Plot
- Spacious Family Lounge
- Tastefully Fitted Kitchen
- Master Bedroom With En Suite
- Two Further Bedrooms
- Attractive Family Bathroom
- Serene Rear Garden
- Detached Double Garage
- Popular 'Acorn Ridge' Location

Full Description

Situated in the highly desirable 'Acorn Ridge,' this spacious and impeccably presented detached bungalow occupies a wonderful corner plot, offering an ideal setting for versatile living arrangements.

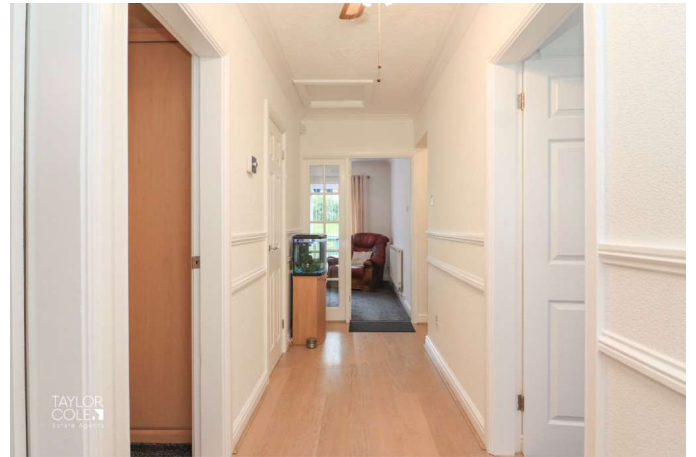
As you approach the property, you're greeted by a meticulously maintained frontage featuring lush green lawns and a block-paved driveway, providing ample off-road parking. The bungalow enjoys a discreet cul de sac position, ensuring privacy and tranquillity.

INTERNAL

Upon entering, the property exudes a bright and welcoming atmosphere. The inviting reception hallway grants access to all internal areas. At the rear, a generously sized family lounge serves as a peaceful retreat, complete with sliding doors that open onto the rear garden. This room's ample dimensions easily accommodate a variety of freestanding furniture.

Adjacent to the lounge, a superbly fitted kitchen showcases a tasteful array of matching base units complemented by roll-top working surfaces and seamlessly integrated appliances. This space is both functional and stylish, perfect for culinary endeavours.

The bungalow's three magnificent bedrooms offer flexible accommodation options. The main bedroom features thoughtfully fitted storage and a sleek en suite bathroom adorned with a quality tiled surround. The en suite includes a walk-in shower enclosure, a fitted vanity sink unit with hand wash basin and cupboards below, and a close-coupled WC. The main family bathroom also benefits from a mosaic tiled surround and is well-appointed with a 'P Shaped' panelled bathtub with shower screen and fitment over, a



pedestal hand wash basin, and a close-coupled WC.

ENTRANCE PORCH

RECEPTION HALLWAY

4' 4" x 15' 7" (1.33m x 4.75m)

LOUNGE

20' 7" x 13' 3" (6.29m x 4.05m)

KITCHEN

10' 3" x 10' 2" (3.14m x 3.10m)

BEDROOM ONE

14' 6" x 8' 11" (4.42m x 2.72m)

EN-SUITE

11' 10" x 4' 7" (3.62m x 1.40m)

BEDROOM TWO

10' 3" x 10' 0" (3.13m x 3.07m)

BEDROOM THREE

11' 4" x 6' 6" (3.47m x 2.00m)

BATHROOM

6' 4" x 7' 9" (1.95m x 2.38m)

EXTERNAL

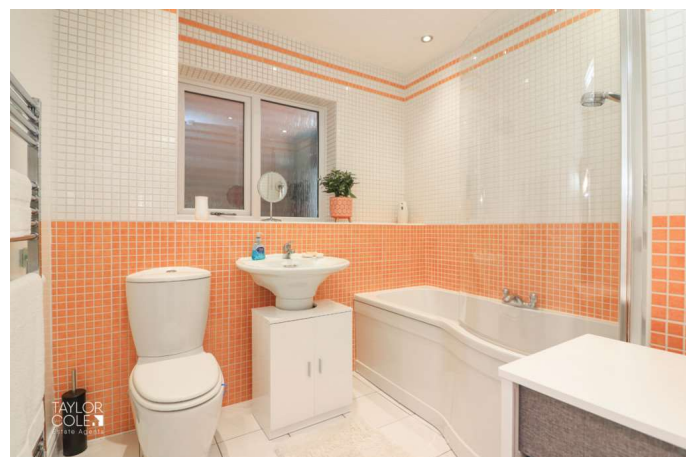
Outside, the serene rear garden is a true highlight, adorned with vibrant flora and well-kept lawns. A block-paved patio provides a perfect space for outdoor seating and entertainment. The plot is secured by timber fencing along all boundaries, ensuring privacy. Additionally, a spacious double garage offers generous storage solutions or the potential for future conversion.

DOUBLE GARAGE

17' 5" x 15' 10" (5.32m x 4.85m)

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.

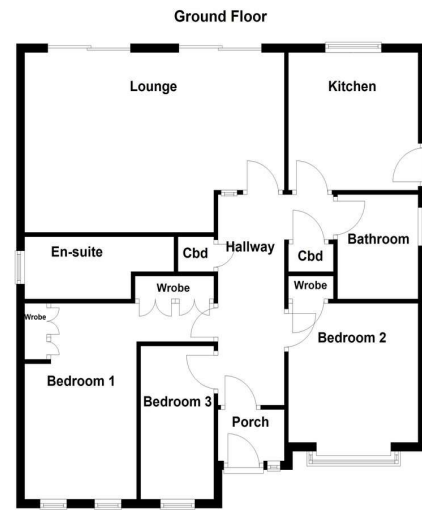


TENURE

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		84 B
69-80	C		
55-68	D	66 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