



Boulder Close

Wilnecote, Tamworth, B77 5FQ

£340,000

# Property Features

- Immaculately Presented Detached Family Home
- Superb Private Position
- Impressive Reception Hallway
- Delightful Family Lounge
- Immaculate Open Plan Kitchen/Diner
- Home Office, Utility Room & Guest WC
- Four Magnificent Bedrooms
- Attractive Rear Garden
- Comfortable Off Road Parking & Detached Garage
- Freehold & Close to Local Schooling

## Full Description

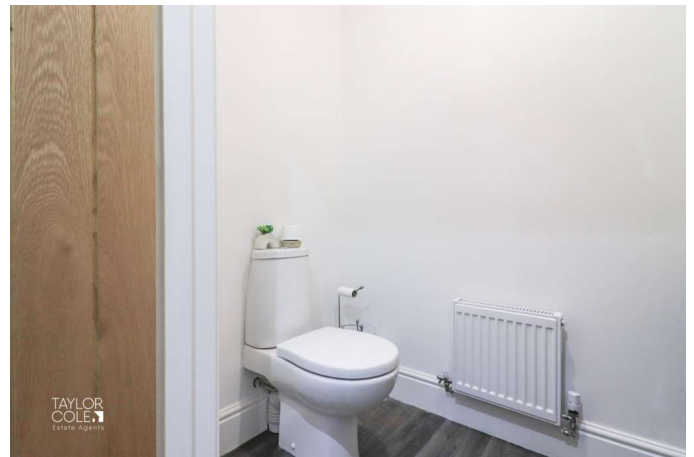
Nestled within one of the most desirable positions in this sought-after residential development, this immaculately presented and wonderfully spacious detached family home is a true gem. Ideally situated just a short stroll from excellent local schools, shopping amenities, and convenient commuter links, this home offers the perfect blend of style, comfort, and practicality.

Discreetly positioned at the rear of the estate, the property enjoys an enviable end-of-cul-de-sac location, with a stunning open front aspect that overlooks lush greenery - ideal for recreation and dog walking. The sweeping tarmacadam driveway provides ample off-road parking for multiple vehicles, ensuring practicality meets aesthetic appeal.

### GROUND FLOOR

Upon entering, the bright and welcoming reception hallway sets the tone, showcasing the tasteful finishes that flow throughout. The ground floor boasts a versatile layout with multiple reception spaces to suit a modern family lifestyle. The spacious family lounge, located at the rear, features elegant French doors that lead seamlessly to the rear garden. Adjacent is a versatile home office, offering generous proportions suitable for work or play.

The heart of the home is undoubtedly the stunning open-plan kitchen/diner, spanning the entire left side of the ground floor. This space is bathed in natural light from its dual-aspect design, with sleek, timeless units and a suite of integrated modern appliances. A dedicated utility room enhances the practicality, while a guest cloakroom off the reception hall completes the ground floor accommodations.





## RECEPTION HALL

## FAMILY LOUNGE

15' 1" x 11' 11" (4.62m x 3.64m)

## OPEN PLAN KITCHEN/DINER

21' 6" x 7' 10" (6.56m x 2.39m)

## UTILITY ROOM

6' 6" x 6' 1" (2.00m x 1.86m)

## STUDY/OFFICE

10' 10" x 8' 10" (3.31m x 2.70m)

## GUEST CLOAKROOM

## FIRST FLOOR

Upstairs, the gallery landing is a show-stopping feature, with its elevated views of the beautiful front aspect and lofty ceilings. The first floor houses four well-appointed family bedrooms, each thoughtfully designed for comfort and versatility. The main bedroom boasts fitted wardrobes and a luxurious en suite bathroom. An attractive family bathroom, featuring a stylish three-piece suite and high-quality tiled finishes, rounds out the upper floor.

## BEDROOM ONE

12' 0" x 10' 5" (3.68m x 3.20m)

## EN SUITE

6' 6" x 4' 7" (2.00m x 1.40m)

## BEDROOM TWO

11' 10" x 8' 9" (3.61m x 2.68m)

## BEDROOM THREE

11' 10" x 8' 1" (3.63m x 2.47m)

## BEDROOM FOUR

9' 0" x 8' 0" (2.75m x 2.46m)

## BATHROOM

10' 2" x 5' 11" (3.11m x 1.81m)



OUTSIDE

The rear garden is a tranquil retreat, offering a harmonious blend of functionality and charm. With paved patios and pathways, a manicured lawn, and low-maintenance stone-chipped borders, this outdoor space is perfect for relaxation or entertaining. The garden is enclosed by a combination of timber fencing and brick-built boundaries, ensuring both privacy and security.

For added convenience, a detached garage provides excellent storage solutions, complementing the home's overall practicality.



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		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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