



Bellingham

Wilnecote, Tamworth, B77 4PE

£390,000



# Property Features

- Well Presented Detached Home
- Welcoming Reception Hallway
- Impressive Family Lounge
- Dining Room, Sunroom, Guest Cloakroom
- Well Appointed Kitchen, Utility Room
- Four Fantastic Bedrooms
- Private En-suite and Family Bathroom
- Integral Garage
- South Facing Rear Garden
- Viewing Considered Essential Room

## Full Description

Tucked away in a highly regarded cul-de-sac, this beautifully presented executive detached home enjoys a discreet position behind manicured fore gardens. Offering generous accommodation throughout, this exceptional residence benefits from a wealth of local amenities and excellent commuter links just moments away.

### GROUND FLOOR

Stepping inside, a warm and welcoming reception hallway provides access to the various living areas while also leading to the first floor. Positioned at the front of the home, the impressive family lounge enjoys an abundance of natural light, courtesy of a charming bay window overlooking the front aspect. Adjacent to the lounge, a brilliant dining room and a delightful sunroom seamlessly connect to the rear garden, creating an ideal space for entertaining and relaxation.

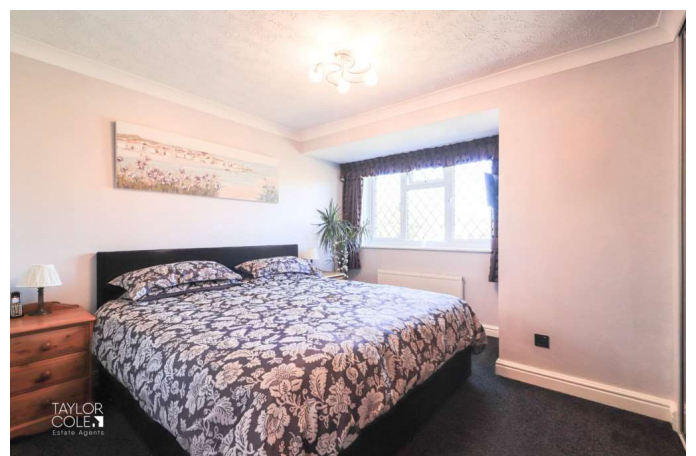
Towards the back of the property, the excellently appointed kitchen is adorned with timeless base units, roll-top working surfaces, and modern integrated appliances. A dedicated utility room adjoins the kitchen, providing added convenience with access to the rear garden, guest cloakroom, and the incredible integral double garage. For an added touch of luxury, underfloor heating has been implemented in the kitchen, utility room, and guest cloakroom-perfect for the colder months.

### RECEPTION HALL

11' 8" x 6' 9" (3.56m x 2.08m)

### FAMILY LOUNGE

14' 11" x 12' 6" (4.55m x 3.82m)



#### DINING ROOM

11' 2" x 9' 1" (3.42m x 2.77m)

#### SUN ROOM

11' 0" x 9' 10" (3.37m x 3.01m)

#### KITCHEN

8' 4" x 8' 1" (2.56m x 2.47m)

#### UTILITY ROOM

9' 10" x 5' 2" (3.02m x 1.58m)

#### GUEST WC

4' 5" x 4' 1" (1.37m x 1.26m)

#### FIRST FLOOR

Ascending to the first floor, the home boasts four fantastic bedrooms, each offering a variety of living arrangements. Three of the bedrooms feature sleek fitted wardrobes, while the main bedroom benefits from a private en-suite. Completing the internal accommodation, a delightful family bathroom hosts a stylish three-piece suite.

#### BEDROOM ONE

10' 5" x 12' 1" (3.20m x 3.70 (Max) m)

#### EN SUITE

6' 2" x 3' 9" (1.88m x 1.16m)

#### BEDROOM TWO

10' 5" x 8' 8" (3.20m x 2.65m)

#### BEDROOM THREE

9' 0" x 6' 7" (2.76m x 2.03m)

#### BEDROOM FOUR

8' 6" x 7' 0" (2.61m x 2.14m)

#### BATHROOM

6' 0" x 5' 4" (1.84m x 1.65m)



OUTSIDE

REAR GARDEN

Stepping outside, the impressive south-facing rear garden becomes a true highlight. Designed for both privacy and enjoyment, this outdoor retreat is framed by mature greenery and shrubbery, creating a tranquil and secluded setting. A pleasing combination of shaped patios and vibrant lawns promotes outdoor seating, relaxation, and entertainment.

DOUBLE GARAGE

16' 10" x 14' 11" (5.15m x 4.55m)

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		86 B
69-80	C		
55-68	D	55 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