



Arran Drive

Wilnecote, Tamworth, Staffordshire, B77 5AS

£279,950

# Property Features

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- Charming & Extended Family Home
- Welcoming Entrance Hall
- Spacious Lounge
- Stunning Kitchen/Diner
- Utility Room & Guest WC
- Main Bedroom & En Suite
- Two Further Bedrooms
- Attractive Rear Garden
- Off Road Parking
- Freehold

## Full Description

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This charming family home has been tastefully extended and thoughtfully enhanced by the current vendors to exude effortless elegance. Nestled in a discreet position, this stunning property offers off-road parking to the front, providing both convenience and privacy.

### GROUND FLOOR

Upon entering, you are greeted by a warm and welcoming atmosphere that permeates every corner of the home. The spacious family lounge is an inviting space, perfectly suited for relaxation and entertaining, with generous proportions that accommodate a range of furnishings centred around a feature fireplace. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

Adjacent to the lounge, the delightful kitchen/diner captivates with its unique dual aspect, allowing natural light to flood the room. The kitchen is beautifully appointed with a stylish array of units and integrated appliances, while a vaulted ceiling with a central 'Velux' skylight adds to the rich character and airy feel of the space.

Towards the front of the home, a versatile room currently serves as a well-organised utility area but offers endless potential for other uses, from a home office to a playroom. Complementing this, a guest cloakroom adds to the home's practicality and appeal.

### ENTRANCE HALL

8' 10" x 6' 7" (2.70m x 2.01m)

### LOUNGE

16' 8" x 14' 6" (5.10m x 4.42m)



## KITCHEN/DINER

27' 1" x 7' 10" (8.28m x 2.41m)

## UTILITY ROOM

7' 10" x 7' 6" (2.41m x 2.31m)

## STORE ROOM

7' 6" x 3' 7" (2.31m x 1.10m)

## GUEST CLOAKROOM

6' 7" x 2' 7" (2.02m x 0.81m)



## FIRST FLOOR

Ascending to the first floor, the property presents three superb bedrooms, each designed with versatility in mind. The main bedroom is a luxurious retreat, complete with fitted wardrobes and a sleek en suite bathroom. Two additional bedrooms provide ample space for family members or guests, and are serviced by a well-appointed shower room featuring a matching three-piece suite.

## BEDROOM ONE

11' 1" x 9' 6" (3.38m x 2.90m)



## EN SUITE

9' 5" x 3' 1" (2.89m x 0.95m)

## BEDROOM TWO

12' 0" x 8' 0" (3.66m x 2.46m)



## BEDROOM THREE

8' 10" x 6' 2" (2.71m x 1.88m)

## BATHROOM

7' 7" x 4' 9" (2.33m x 1.47m)

## THE REAR

Outside, the rear garden is a true highlight, offering a timeless and tranquil retreat. The garden is thoughtfully designed with a beautiful composition, providing ample space for outdoor seating and entertainment. Vibrant flora adorns the borders, and secure timber fencing ensures privacy, creating an idyllic setting for family gatherings or quiet relaxation.



## ANTI MONEY LAUNDERING

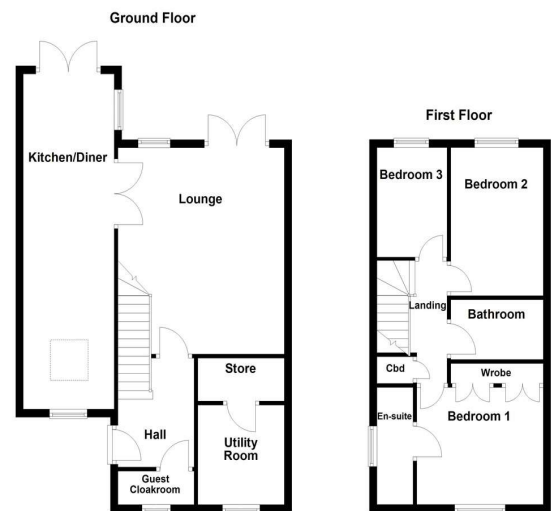
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## VIEWING

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## TENURE

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



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