



Rydal, Wilnecote Tamworth





Property Description

This spacious home comprises in brief of off road parking and a garage, entrance hall, lounge, dining room, modern fitted kitchen, utility room, guest W.C. and a private rear garden. Upstairs there are four bedrooms, a family bathroom and an en suite.

Located in a quiet cul de sac, this property has excellent transport links including good access to the nearby A5 and M42.

Entrance Hallway

Central heating radiator.

W.C

Double glazed window to rear elevation, W.C and wash hand basin.

Lounge

13' max x 16' max into bay (3.96m max x 4.88m max into bay)

Double glazed bay window to front elevation, central heating radiator, gas fireplace and double doors into:

Dining Room

8' 11" x 8' 11" (2.72m x 2.72m)

Double glazed patio doors to rear elevation and central heating radiator.

Kitchen

9' 7" max x 12' 8" max (2.92m max x 3.86m max)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven, gas hob, tiling to splash prone areas and space for double fridge freezer.

Utility Room

Double glazed window to side elevation, central heating radiator, base units with work surface and sink and space and connections for washing machine.

Landing

Loft access and airing cupboard.

Bedroom One

10' 4" to wardrobes plus door recess x 12' 11" max (3.15m to wardrobes plus door recess x 3.94m max)

Double glazed window to front elevation, central heating radiator and built in wardrobes.

En-Suite

Double glazed window to front elevation, walk in shower, wash hand basin, W.C, towel rail and fully clad walls.

Bedroom Two

9' 1" plus door recess x 8' 3" to wardrobes (2.77m plus door recess x 2.51m to wardrobes)

Double glazed window to rear elevation, central heating radiator and built in wardrobes.

Bedroom Three

10' 2" max to door recess x 7' 9" (3.10m max to door recess x 2.36m)

Double glazed window to front elevation, central heating radiator and built in wardrobes.

Bedroom Four

8' x 7' 1" (2.44m x 2.16m)

Double glazed window to rear elevation, central heating radiator and built in wardrobe.

Bathroom

Double glazed window to the rear, panelled bath with shower over, low level W.C., wash hand basin and heated towel radiator.

Front Garden

Block paved driveway providing off road parking for multiple vehicles.

Rear Garden

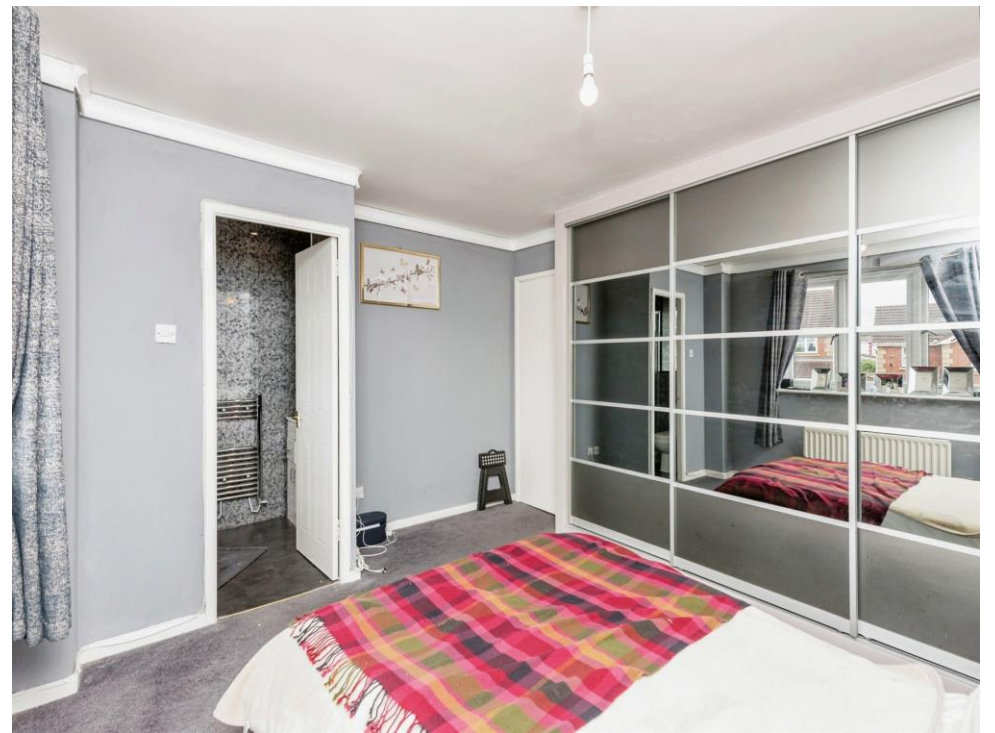
Patio area, laid lawn, mature trees, fencing to boundaries and gated side access.

Garage

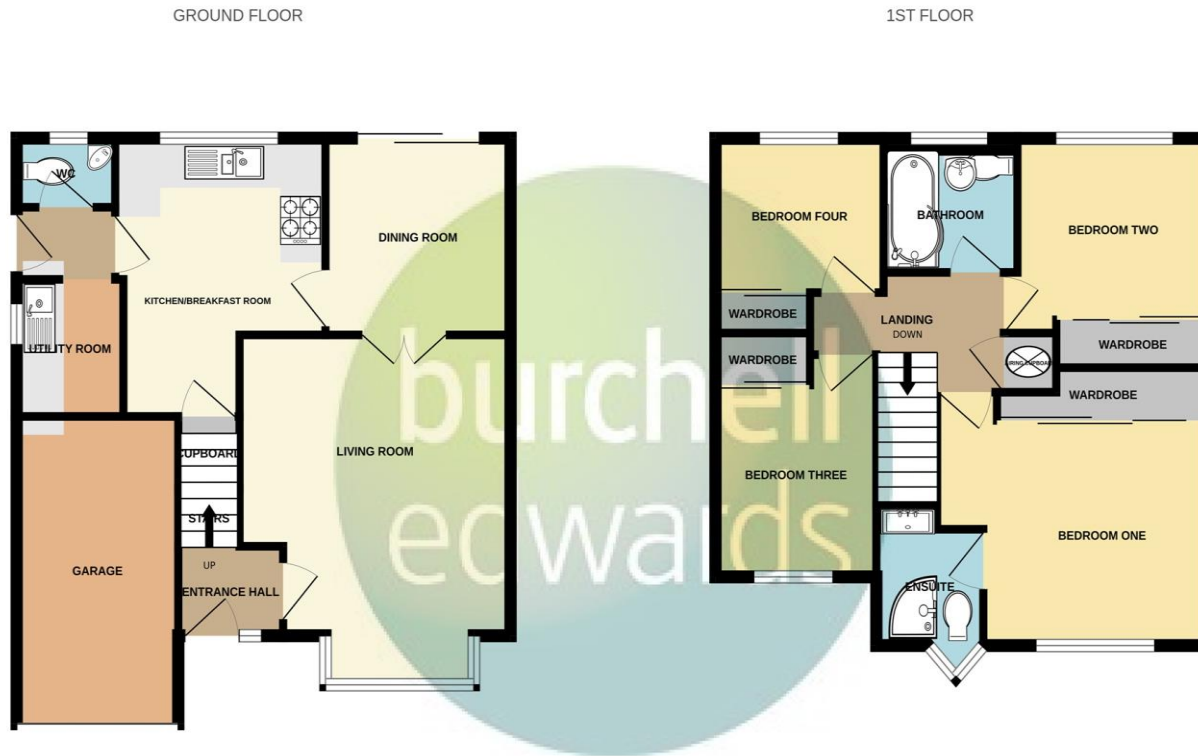
7' 7" x 16' 7" (2.31m x 5.05m)

Up and over doors, lighting and central heating boiler.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Rating: C

Tenure: Freehold

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