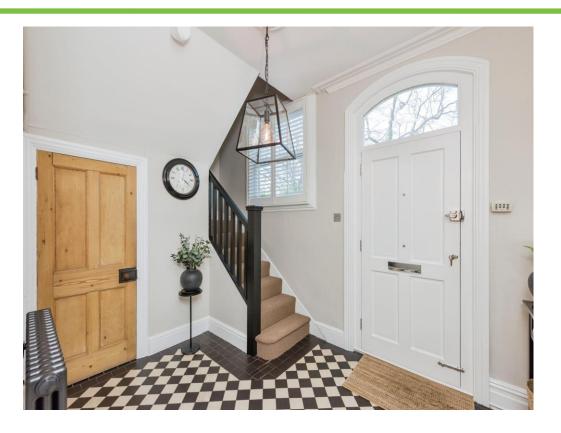


Glascote Lane, Wilnecote Tamworth







# **Property Description**

From the off, the home from the outside is a joy to behold, having been built around 1913 there are many hallmarks of the era on show, and all in excellent condition! The property offers a walled front garden and block paved driveway that continues through a double gate set to the side of the home

Inside, a welcoming entrance hall has doors off to a bright and well decorated dining room, formal lounge and a stunning kitchen / family room that enjoys views of the rear garden. This space has both a well thought through kitchen and island, in addition to an open fireplace to grab your attention. The home also has a rear lobby with access to a utility space and downstairs guest W.C.

The first floor features three very good sized bedrooms in addition a well appointed family bathroom. Stairs leading to the second floor give access to a guest suite with room for one or two beds and an en suite.

We are sure you will love the double glazed shuttered sash windows, column radiators and so much more, and all can be seen on a virtual tourthough an in person viewing is highly recommended.

# **Entrance Hallway**

Double glazed window to front elevation with shutters, column radiator, under stairs storage, stairs to first floor accommodation and tiled flooring.

# Lounge

14' 7" max to bay x 12' 9" max ( 4.45 m max to bay x 3.89 m max )

Double glazed bay window to front elevation with shutters, column radiator and open fire place.

# **Family Room**

13' 10" plus recess x 13' 10" plus recess ( 4.22m plus recess x 4.22m plus recess )

Double glazed French doors to rear elevation and open fire place. Which leads into the kitchen

# **Kitchen**

12' 4" plus recess x 11' 10" ( 3.76 m plus recess x 3.61 m )

Two double glazed sash windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, island with storage and breakfast bar, five burner gas cooker, space for fridge freezer and column radiator.

# **Rear Lobby**

Door to guest w.c, door to side elevation, roof window, central heating boiler and column radiator.

## **Guest W.C**

Double glazed window to side elevation with shutters, W.C, wash hand basin and column radiator.

# Landing

Double glazed sash window to front elevation, three storage cupboards, verticle column radiator and stairs to second floor accommodation.

### **Bedroom One**

11' 8" plus wardrobes x 12' ( 3.56m plus wardrobes x 3.66m )

Double glazed sash window to front elevation with shutters and column radiator.

### **Bedroom Two**

12' 10" max x 11' 10" ( 3.91m max x 3.61m )

Double glazed sash windows to rear and side elevations with shutters and column radiator.

# **Bedroom Three**

8' 2" max x 11' 3" plus door recess ( 2.49m max x 3.43m plus door recess )

Double glazed sash window to rear elevation, column radiator and feature fire place.

#### Bathroom

Double glazed sash window to rear elevation with shutters, W.C, wash hand basin, p shaped bath with shower over and screen and column radiator.

## **Bedroom Four**

Irregular shaped room (umeasured). Four roof windows, two column radiators, wall and skirting lighting, access to eaves and open to en-suite.

### **En-Suite**

Double glazed sash window to rear elevation, W.C, wash hand basin, panelled bath, W.C, wash hand basin and heated towel rail.

## **Garden Room**

14' 5"  $\max x$  10' 9"  $\max$  ( 4.39m  $\max x$  3.28m  $\max$  ) Power and lighting.

## **Front Garden**

Block paved driveway providing off road parking, double gates to further parking at side, laid to lawn and privacy hedge.

#### Rear Garden

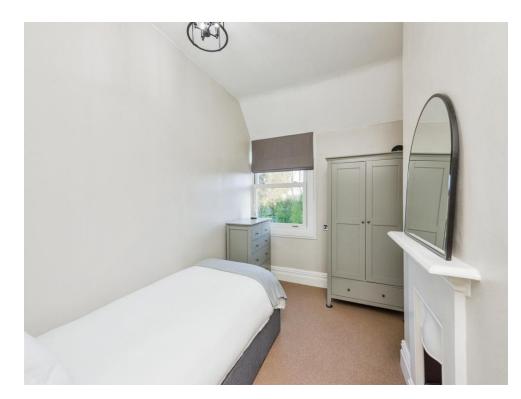
Laid to lawn, gated access to drive, outdoor lighting, outdoor tap and walls and fencing to boundaries.











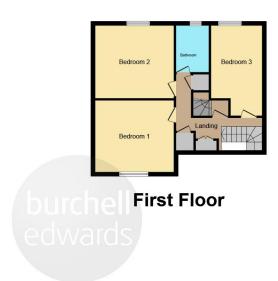












**Second Floor** 

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