



Paddock Close, Wilnecote TAMWORTH

**burchell
edwards**



Property Description

Set in a gated development, this fantastic family home has lots of accommodation spread across three floors. Starting outside, the home offers a driveway and a garage along with a front garden. Inside, a welcoming entrance hall has doors leading off to the modern fitted kitchen to the front of the home, along with a dining room, guest W.C. and a home office that could serve as an additional bedroom if required.

Moving upstairs to the first floor there is a spacious lounge that has a Juliet balcony, and a double bedroom that has it's own en suite. The top floor has three further bedrooms and a family bathroom.

The property is stylish and modern throughout and we really encourage you to have a look around with our virtual tour and call today to see inside!

Entrance Hallway

Central heating radiator and storage cupboard.

Guest W.C

W.C, wash hand basin and central heating radiator.

Study

10' x 6' 9" (3.05m x 2.06m)

Double glazed window to rear elevation and central heating radiator.

Lounge

15' 2" max x 15' 7" max (4.62m max x 4.75m max)

Double glazed window to front elevation, Juliet balcony and two central heating radiators.

Dining Room

13' 8" max x 8' 2" max (4.17m max x 2.49m max)

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

Kitchen

13' 3" x 8' 2" (4.04m x 2.49m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, cooker hood, space for fridge freezer, space and plumbing for washing machine and dishwasher, central heating boiler and central heating radiator.



Landing

Central heating radiator and stairs to second floor accommodation.

Bedroom One

9' 5" x 8' 10" (2.87m x 2.69m)

Double glazed window to rear elevation, central heating radiator and two double fitted wardrobes.

En-Suite

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle and central heating radiator.

Bedroom Two

9' 5" x 8' 10" max (2.87m x 2.69m max)

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

En-Suite

Double glazed window to rear elevation, shower cubicle, W.C, wash hand basin and central heating radiator.

Bedroom Three

8' x 9' 3" (2.44m x 2.82m)

Double glazed window to front elevation, central heating radiator and loft access.

Bedroom Four

6' 10" x 7' 9" max to recess (2.08m x 2.36m max to recess)

Double glazed window to front elevation and central heating radiator.

Bathroom

Panelled bath with shower and screen over, W.C and wash hand basin.

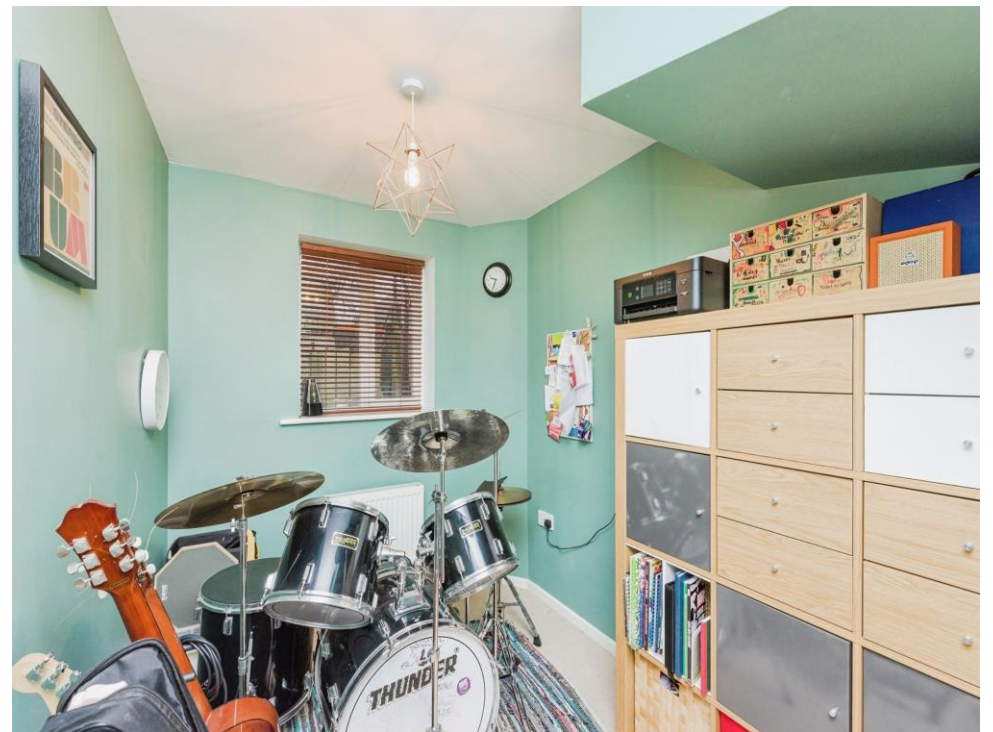
Second Floor Landing

Central heating radiator and airing cupboard.

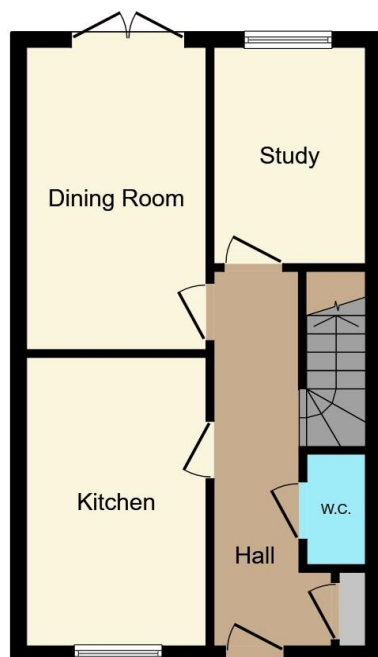
Rear Garden

Slabbed pathway, patio area, laid to lawn, gated side access and fencing to all boundaries.

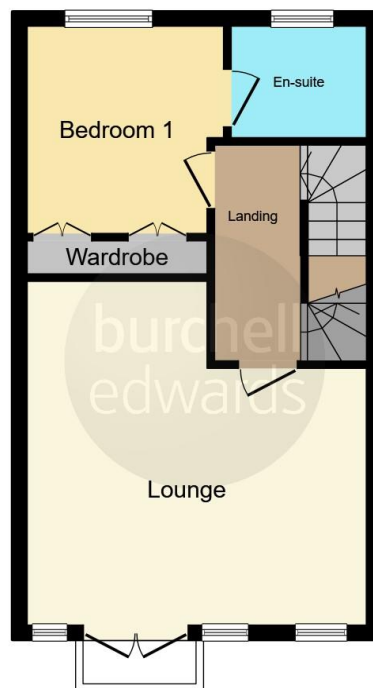




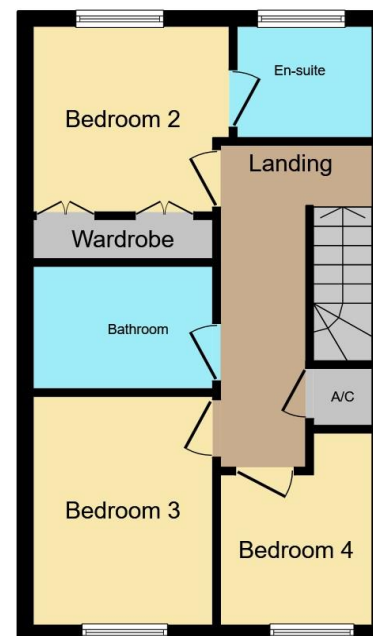




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01827 66400
E tamworth@burchelledwards.co.uk

1 Bolebridge Street
 TAMWORTH B79 7PA

EPC Rating: C

Tenure: Freehold

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