



Hawthorn House Valley Lane, Wilnecote Tamworth



# Hawthorn House Valley Lane, Wilnecote Tamworth B77 5BE

for sale offers over  
**£440,000**



## Property Description

Valley Lane is a very convenient location, yet tucked away so many may not know it exists! This large detached home benefits from a wide range of amenities including a supermarket just a short walk away.

The home begins with a welcoming entrance hall that offers access to a guest W.C, kitchen and the main living area. The kitchen is stylish and modern, having been recently refurbished to a very high standard. The living area is split level and naturally divided to allow for separate living / dining or entertainment spaces.

Upstairs is also split level with the lower level having two spacious bedrooms, and the upper level offers the family bathroom and two further bedrooms- one of which features both an en suite and large walk in wardrobe- this could potentially become a fifth bedroom if required.

Outside has also received a lot of attention with the landscaped rear garden enjoying a good sized patio that leads round to the gated side access. Outside there is also a garden room with power and lighting that could serve multiple purposes as required, along with a separate covered area that would be the perfect spot for a hot tub.

The virtual tour gives a great idea of what's on offer here- so have a look around and then call us today to see inside!

## Frontage

Block paved frontage leading to double gated block paved driveway at side.

## Entrance Hallway

Tiled flooring and stairs to first floor accommodation.

## Guest W.C

W.C and wash hand basin with storage.

## Kitchen

18' 2" max x 10' max ( 5.54m max x 3.05m max )  
Double glazed windows to front and side elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, induction hob, electric oven, dishwasher, space and connections for washing machine, space for fridge freezer, designer column radiator, tiling to splash prone areas and LVT flooring.

## Lounge

13' 11" max x 25' 7" ( 4.24m max x 7.80m )  
Double glazed window and French doors to rear elevation and three central heating radiators.

## Family Room

11' 2" max x 21' 10" ( 3.40m max x 6.65m )  
Double glazed window to front elevation, two central heating radiators, electric fire place and storage cupboard.

## Split Level Landing

Central heating radiator and airing cupboard.

## Bedroom One

11' 2" max x 11' max ( 3.40m max x 3.35m max )  
Double glazed window to front elevation,  
central heating radiator, full size walk in  
wardrobe and access to en-suite.

## En-Suite

Obscure window, W.C, wash hand basin,  
walk in shower and fully tiled walls.

## Bedroom Two

11' 4" max x 14' 3" with reduced head height ( 3.45m max x 4.34m with reduced head height )  
Double glazed window to rear elevation,  
central heating radiator and access to eaves  
storage.

## Bedroom Three

11' 9" x 10' 1" ( 3.58m x 3.07m )  
Double glazed window to side elevation and  
central heating radiator.

## Bedroom Four

15' 1" x 7' 7" ( 4.60m x 2.31m )  
Double glazed window to rear elevation and  
central heating radiator.

## Bathroom

Double glazed obscure window to rear  
elevation, W.C, wash hand basin with  
storage, p shaped bath with screen and  
shower over, heated towel rail and tiling to  
splash prone areas.

## Rear Garden

Block paved patio area, slabbed patio area,  
laid to lawn, mature trees and shrubs, storage  
area and hot tub area with power and lighting.

## Garden Room

15' 4" x 13' 4" ( 4.67m x 4.06m )  
Two double glazed windows to front  
elevation, double glazed window to side  
elevation, French doors to garden, power and  
lighting.

## Garage

14' 2" x 17' 1" ( 4.32m x 5.21m )  
Electric roller shutter door, door to garden,  
power and lighting.









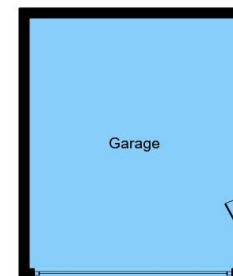
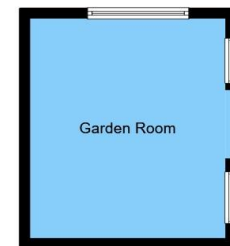




**Ground Floor**



**First Floor**



**Outbuilding**

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**EPC Rating: C**

**Tenure: Freehold**

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