



Sherbrooke Avenue, Wilnecote, TAMWORTH

burchell
edwards

Sherbrooke Avenue, Wilnecote, TAMWORTH, B77 5EJ

for sale
£325,000



Property Description

This wonderful family home has so much to offer - we highly recommend exploring the virtual tour to truly appreciate the generous space available.

The property welcomes you with a large driveway leading to a garage neatly tucked beneath the house. Inside, the bright and inviting entrance hall provides access to three versatile reception rooms and a convenient ground-floor bathroom.

Two of the reception rooms are positioned at the front of the home and benefit from stunning views. With their proximity to the bathroom, they could easily be adapted into additional bedrooms if needed.

The main lounge, located at the rear of the property, is impressively spacious and perfect for the whole family. French doors open into a large conservatory, creating an ideal space to relax and enjoy year-round comfort.

The kitchen is stylish and modern, featuring a central island, ample storage, and a range of integrated appliances. It also offers access to a generous utility room, making it perfect for both family living and entertaining.

Upstairs comprises a generous principal bedroom with built-in wardrobes and a spacious en suite shower room, along with two further well-proportioned bedrooms.

Outside, the rear garden features an expansive patio and a wide lawn - perfect for entertaining. Tucked into one corner is a versatile workshop, complete with power and lighting, offering additional functionality without encroaching on the outdoor space.

An internal inspection is highly recommended

Lounge

16' 1" x 11' (4.90m x 3.35m)

Double glazed doors to conservatory, ceiling window and central heating radiator.

Kitchen

15' 3" x 12' 4" (4.65m x 3.76m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated appliances including chest height double oven, dishwasher, fridge-freezer and microwave, five ring gas hob, two central heating radiators, central island with storage and storage cupboard housing central heating boiler.

Utility Room

Double glazed French doors to front and rear elevations, central heating radiator, wall and base storage units, sink with drainer unit, space and plumbing for washing machine.

Conservatory

16' 1" x 8' 9" (4.90m x 2.67m)

Double glazed windows to rear and side elevations and French doors to rear elevation.

Dining Room/ Bedroom

9' 10" x 7' 10" (3.00m x 2.39m)

Double glazed window to side elevation and central heating radiator.

Study/ Bedroom

10' 11" x 9' 5" (3.33m x 2.87m)

Double glazed window to front elevation and central heating radiator.



Bedroom One

11' 6" x 10' 7" (3.51m x 3.23m)

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

En-Suite

Double glazed window to side elevation, W.C, wash hand basin, walk in shower and heated towel rail.

Bedroom Two

10' 3" x 8' 3" (3.12m x 2.51m)

Double glazed window to front elevation, central heating radiator and over stairs storage.

Bedroom Three

7' 4" max x 11' 6" (2.24m max x 3.51m)

Double glazed window to side elevation and central heating radiator.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, shower with bath over and heated towel rail.

Rear Garden

Slabbed patio, laid to lawn and fencing to boundaries.

Garage

15' x 8' 2" max (4.57m x 2.49m max)

Up and over door, power and lighting.

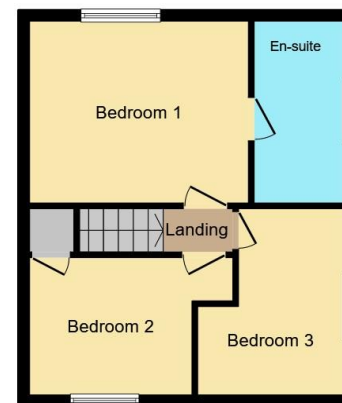








Ground Floor



First 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

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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