



Tanhill, Wilnecote, Tamworth





## Property Description

This three bedroom home sits in a cul de sac and offers a driveway to the fore with access to a covered side entry that currently offers a utility area. Inside the home there is an entrance hall, lounge, kitchen and air conditioned sitting room that overlooks the well maintained landscaped rear garden. The garden also offers a useful workshop with power lighting and workbenches, that could also be used as garage space if cleared.

Upstairs there are three bedrooms and a bathroom as well as an additional air conditioner unit. The loft space is boarded for storage, insulated and has a ladder for access. The rear roof is adorned with solar panels to keep electricity bills down, and the home is well presented throughout.

Call today for more information and to see inside!

## Entrance Hallway

Double glazed window to side elevation and central heating radiator.

## Lounge

15' 2" max x 12' 6" max ( 4.62m max x 3.81m max )  
Double glazed bow window to front elevation and two central heating radiators.

## Kitchen

15' 7" x 10' 3" max ( 4.75m x 3.12m max )  
Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, Tower oven, integrated microwave, gas hob, storage pantry and tiled flooring.

## Sun Room

13' 5" x 12' ( 4.09m x 3.66m )  
Double glazed windows to rear and side elevations, two roof windows, central heating radiator and air con unit.



## Landing

Double glazed window to side elevation, airing cupboard, central heating radiator, loft access and air con unit.

## Bedroom One

12' 9" x 9' 4" ( 3.89m x 2.84m )

Double glazed window to front elevation, central heating radiator, fitted wardrobe and central heating boiler housed.

## Bedroom Two

11' 9" x 8' 10" ( 3.58m x 2.69m )

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

## Bedroom Three

5' 11" x 9' 5" max ( 1.80m x 2.87m max )

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

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, shower cubicle with electric shower and heated towel rail.

## Workshop

19' 7" x 9' 3" ( 5.97m x 2.82m )

Two double glazed windows to side elevation, power, lighting and storage.

## Rear Garden

Slabbed patio, mature shrubs, brick built storage shed.

## Side Entry/ Car Port

19' 1" x 17' 11" ( 5.82m x 5.46m )

Space for utilities, power and lighting.









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Council Tax  
 Band: B

Tenure: Freehold

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