



Wensleydale

Wilnecote, Tamworth, B77 4PS

£525,000

Property Features

- Exceptional four bedroom detached family home
- Three beautifully appointed bathrooms including two en suites
- Stunning open plan kitchen, dining and entertaining space
- Spacious living room with contemporary feature media wall and fireplace
- Separate games room and dedicated playroom offering versatile accommodation
- Utility room and convenient ground floor WC
- Impressive principal bedroom with fitted wardrobes and en suite
- Landscaped rear garden with extensive patio and low maintenance lawn
- Large patterned driveway providing ample off-road parking alongside a double garage
- Situated within a highly sought after residential area of Wilnecote

Full Description

Nestled within a highly sought after residential area of Wilnecote, this exceptional four bedroom detached residence offers an outstanding blend of luxury, space and practicality. Beautifully presented throughout and finished to an impressive standard, the property has been thoughtfully designed for modern family living, boasting expansive accommodation, elegant interiors and an effortless flow between each room.

From the moment you arrive, it is clear this is a home of genuine quality. With a superb open plan kitchen and dining space, multiple reception rooms and a landscaped rear garden ideal for entertaining, every aspect of the property has been created to offer both comfort and style, making it a truly enviable family home.

THE FORE

The property commands an impressive presence with an attractive brick facade, a substantial patterned driveway providing extensive off-road parking and an integral double garage converted into a games room/bar with a sleek contemporary door. The frontage is immaculate, creating a striking first impression while offering practicality for larger families or visiting guests.

Positioned within an exclusive modern development, the home enjoys an attractive streetscape surrounded by similarly high quality properties. The generous frontage enhances the sense of space and privacy while complementing the home's exceptional kerb appeal.

GROUND FLOOR

The welcoming entrance hall immediately sets the tone for the quality found throughout, leading to a beautifully appointed living room featuring a contemporary media wall and feature fireplace, creating an elegant yet inviting space to relax. A stylish guest WC and separate utility room provides everyday practicality, while the dedicated playroom offers flexibility as a home office, snug or hobby room to suit changing family needs.

Undoubtedly the heart of the home is the stunning open plan kitchen and dining room. Flooded with natural light from expansive sliding doors overlooking the garden, this outstanding entertaining space features a central island, quality cabinetry and generous dining area, seamlessly connecting indoor and outdoor living.



Complementing the accommodation further is an impressive games room, creating the perfect environment for family enjoyment and entertaining on a grand scale.

LIVING ROOM

11' 8" x 16' 8" (3.56m x 5.08m)

OPEN PLAN KITCHEN/DINING ROOM

19' 7" x 11' 6" (5.97m x 3.51m)

PLAYROOM

9' 9" x 9' 4" (2.97m x 2.84m)

GAMES ROOM/BAR

16' 3" x 14' 2" (4.95m x 4.32m)

WC

3' 6" x 6' (1.07m x 1.83m)

UTILITY ROOM

5' x 9' 4" (1.52m x 2.84m)

GARAGE STORE

16' 5" x 3' 5" (5m x 1.04m)

FIRST FLOOR

The first floor continues to impress with four generously proportioned bedrooms, each offering excellent space and natural light. The magnificent principal bedroom enjoys fitted wardrobes together with its own luxurious en suite, while the second bedroom also benefits from a private en suite, making it ideal for guests or older children seeking greater independence.

Bedrooms three and four are both excellent sized rooms, served by a beautifully presented family bathroom finished to a high standard. The well-planned layout ensures every member of the household enjoys both comfort and privacy, perfectly complementing the spacious accommodation found throughout the home.

BEDROOM ONE

11' 8" x 13' 4" (3.56m x 4.06m)

BEDROOM ONE EN-SUITE

6' 4" x 9' 8" (1.93m x 2.95m)

BEDROOM TWO

9' 3" x 15' (2.82m x 4.57m)

BEDROOM TWO EN-SUITE

6' 4" x 6' 8" (1.93m x 2.03m)

BEDROOM THREE



8' 9" x 11' 7" (2.67m x 3.53m)

BEDROOM FOUR

9' 8" x 11' 5" (2.95m x 3.48m)

BATHROOM

8' 3" x 6' 1" (2.51m x 1.85m)

THE REAR

Designed with entertaining and family life in mind, the rear garden is a standout feature of the property. Beautifully landscaped with an extensive paved seating area and generous artificial lawn, it provides a low maintenance yet exceptionally attractive outdoor space that can be enjoyed throughout the year. There is ample room for outdoor dining, children's play equipment and relaxed seating, creating an environment equally suited to summer gatherings and everyday family living. The seamless connection between the kitchen and garden further enhances the lifestyle on offer, making this a truly exceptional extension of the home.

ANTI MONEY LAUNDERING

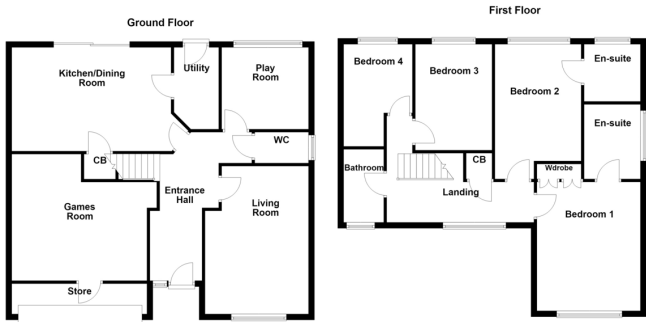
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

8 Victoria Road
Tamworth
Staffordshire
B79 7HL

www.taylorcole.co.uk
sales@taylorcole.co.uk
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements