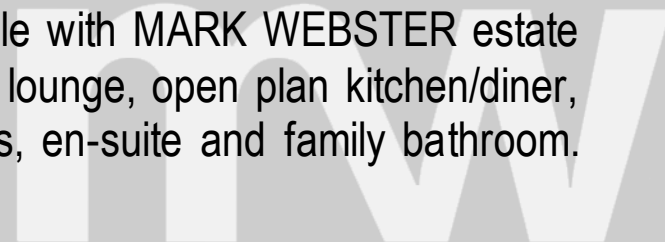


Mark
Webster
estate agents



Broadlee
Wilnecote
£455,000

*** STUNNING FIVE BEDROOM DETACHED FAMILY HOME - SUPERB OPEN PLAN KITCHEN/DINER TO THE REAR *** For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: lounge, open plan kitchen/diner, conservatory, cloakroom, guest WC, five bedrooms, en-suite and family bathroom. Landscaped garden, garage and driveway parking.



For sale with MARK WEBSTER estate agents is this beautifully presented and exceptionally spacious five-bedroom detached family home, occupying a desirable position within a popular residential location and offering superbly appointed accommodation throughout.

The property immediately impresses with its attractive frontage, generous driveway providing ample off-road parking and an integral garage (slightly shortened). Internally, the welcoming entrance hallway leads through to a comfortable and cosy lounge, perfect for relaxing evenings with family and friends.

Undoubtedly the heart of the home is the stunning open-plan kitchen and dining space. Thoughtfully designed for modern family living and entertaining, this impressive room features a stylish range of fitted units, a central breakfast bar, Belfast-style ceramic sink, range-style cooker, integrated dishwasher and extensive work surfaces. Large bi-folding doors create a seamless connection between the interior and the beautifully landscaped rear garden, flooding the space with natural light and enhancing the wonderful indoor-outdoor lifestyle on offer.

The dining area provides ample space for family gatherings and special occasions, whilst the adjoining conservatory offers a versatile additional reception area overlooking the garden. Completing the ground floor accommodation is a useful cloakroom, guest WC and internal access to the shortened integral garage, ideal for storage.

To the first floor, the spacious landing gives access to five well-proportioned bedrooms. The principal bedroom benefits from a remarkably spacious en-suite bathroom featuring both a freestanding bath and separate shower enclosure, creating a luxurious retreat. Bedroom two is another generous double room, whilst the remaining bedrooms offer flexibility for growing families, guest accommodation or home office use. A well-appointed family bathroom serves the remaining bedrooms.

Externally, the landscaped rear garden has been thoughtfully designed to maximise enjoyment throughout the year. A substantial paved patio provides the perfect space for outdoor dining and entertaining, with attractive steps leading down to a well-maintained lawn, creating a private and family-friendly outdoor environment.

This is a fantastic opportunity to acquire a substantial detached family home offering stylish living space, excellent outdoor entertaining areas and versatile accommodation in a highly sought-after location.

Wilnecote is a popular and well-established residential area that continues to attract families thanks to its excellent range of everyday amenities, schooling options, leisure facilities and convenient transport connections. The area offers easy access to Tamworth town centre, local shopping facilities, parks and recreational spaces, while commuters benefit from excellent road links to the wider Midlands region. Combining convenience with a strong community feel, it remains a highly desirable location for families seeking space, practicality and a great lifestyle setting.



LOUNGE 16' 6" x 13' 10" maximum (5.03m x 4.22m) (14' 10" x 12' 5" minimum)

OPEN PLAN KITCHEN/DINER 13' 8" x 30' 8" maximum (4.17m x 9.35m) (8' 3" minimum length)

CONSERVATORY 7' 9" x 10' 6" (2.36m x 3.2m)

CLOAKROOM 4' 7" x 4' 0" (1.4m x 1.22m)

GUEST WC 4' 3" x 4' 0" (1.3m x 1.22m)

GARAGE 16' 1" x 14' 8" maximum (4.9m x 4.47m) (11' 9" x 14' 8" minimum)

BEDROOM ONE 15' 4" x 14' 5" (4.67m x 4.39m)

ENSUITE 7' 10" x 14' 1" (2.39m x 4.29m)

BEDROOM TWO 8' 6" x 10' 5" plus recess (2.59m x 3.18m)

BEDROOM THREE 8' 5" x 12' 8" maximum (2.57m x 3.86m) (5' 7" x 7' 3" minimum)

BEDROOM FOUR 8' 6" x 9' 2" maximum (2.59m x 2.79m) (5' 7" x 6' 3" minimum)

BEDROOM FIVE 8' 6" x 6' 9" (2.59m x 2.06m)

BATHROOM 6' 2" x 6' 2" (1.88m x 1.88m)

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band D. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



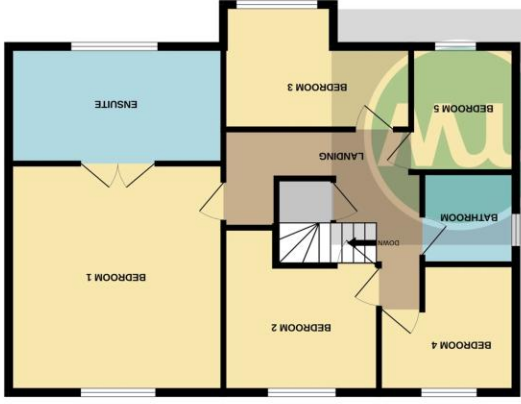
29 Bridge Street
Polesworth, Tamworth
Staffordshire, B78 1DR

www.markwebsterandco.co.uk
01827 64903

Mon - Fri: 9:00am - 5:30pm
Sat: 9:00am - 4:00pm



GROUND FLOOR (79.8 sq.m.) approx.



1ST FLOOR (74.3 sq.m.) approx.

TOTAL FLOOR AREA: 159 sq.ft. (154.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee or mis-statement. This plan is for illustrative purposes only and should be used as such by any as to their operability or efficiency can be given.
Made with Metropix ©2026

%epcGraph_c_1_338_r180%

COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1997 - These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.