



Marsett

Wilnecote, Tamworth, B77 4QU

£395,000

# Property Features

- Four bedroom detached home
- Spacious living room with access to dining room
- Separate dining room ideal for entertaining
- Fitted kitchen with adjoining utility room
- Ground floor WC
- Principal bedroom with en suite
- Garage and sizeable driveway
- Generous rear garden
- Ideal family home with versatile layout
- Close to local amenities

## Full Description

This spacious and well proportioned four bedroom detached home offers an excellent balance of comfort, practicality, and versatility, making it an ideal choice for modern family living. Thoughtfully arranged across two floors, the property provides a range of well defined living spaces, including multiple reception areas that cater perfectly to both everyday life and entertaining. Large windows throughout allow for plenty of natural light, enhancing the sense of space and creating a bright, welcoming atmosphere in every room. The home is complemented by its practical features, including a utility room, garage, and ample storage, all designed to support a busy household. Externally, the property continues to impress with a private rear garden and off road parking, offering both convenience and outdoor enjoyment. Altogether, this is a well rounded home that combines generous living accommodation with a layout suited to a variety of lifestyles.

### THE FORE

To the front, the property features a driveway providing off road parking and access to the integral garage. The home is set back from the road with a neat frontage, offering a welcoming first impression.

### GROUND FLOOR

The ground floor offers well-balanced and thoughtfully arranged accommodation, beginning with a welcoming entrance hall that sets the tone for the rest of the home. Positioned to the front of the property, the spacious living room enjoys an abundance of natural light, creating a warm and inviting atmosphere ideal for both relaxing and everyday family living. Double doors lead seamlessly through to a separate dining room, providing a versatile space perfectly suited to formal dining, entertaining guests or enjoying family meals.



The kitchen is well appointed with a comprehensive range of fitted wall and base units, offering ample storage and preparation space alongside a practical layout for modern living. Conveniently adjoining the kitchen is a separate utility room, adding further workspace and additional storage while helping to keep household appliances neatly tucked away. A ground floor WC completes the accommodation on this level, adding further convenience and practicality for busy family life and visiting guests.

#### LIVING ROOM

11' 8" x 15' 7" (3.56m x 4.75m)



#### DINING ROOM

9' 7" x 9' 5" (2.92m x 2.87m)



#### KITCHEN

8' 5" x 15' 8" (2.57m x 4.78m)

#### UTILITY ROOM

4' 9" x 5' 7" (1.45m x 1.7m)

#### WC

3' 7" x 5' 4" (1.09m x 1.63m)

#### GARAGE

8' 4" x 17' (2.54m x 5.18m)

#### FIRST FLOOR

Upstairs, the property continues to impress with four well-proportioned bedrooms arranged around a central landing, offering flexible accommodation ideally suited to growing families, guests or those working from home. The principal bedroom provides a comfortable and private retreat, further enhanced by the addition of a modern en suite shower room. The remaining bedrooms are all generously sized and versatile in their use, easily accommodating a variety of layouts to suit individual needs.

The family bathroom is fitted with a contemporary suite and serves the additional bedrooms with ease, creating a practical space for everyday living. Built-in storage solutions, including fitted wardrobes and useful cupboard space, further enhance the functionality of the first floor, ensuring the home remains both stylish and practical throughout.



#### BEDROOM ONE

8' 7" x 19' 8" (2.62m x 5.99m)

#### BEDROOM ONE EN-SUITE



5' 5" x 5' 9" (1.65m x 1.75m)

#### BEDROOM TWO

11' 3" x 12' 3" (3.43m x 3.73m)

#### BEDROOM THREE

8' 2" x 13' 1" (2.49m x 3.99m)

#### BEDROOM FOUR

8' 9" x 8' 5" (2.67m x 2.57m)

#### BATHROOM

6' 8" x 5' 7" (2.03m x 1.7m)

#### THE REAR

Externally, the rear garden is a standout feature of the property, offering a generous lawned area that is perfectly suited to family life, outdoor entertaining or simply enjoying the warmer months in a private setting. The space provides ample room for children to play, garden furniture and al fresco dining, making it a highly versatile extension of the home.

The garden is fully enclosed, creating a secure and private environment with a pleasant open feel. Well maintained throughout, it also offers excellent potential for further landscaping or personalisation, allowing prospective buyers to tailor the outdoor space to their own tastes and requirements.

#### ANTI MONEY LAUNDERING

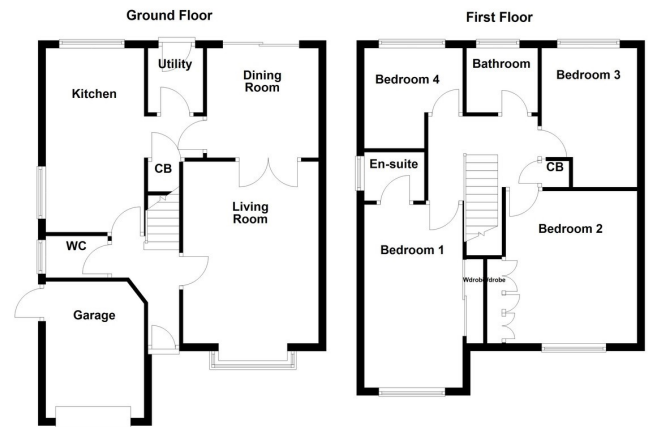
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### 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		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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