



Parsons Hollow

Wilnecote Tamworth

- Stunning Dormer Bungalow
- Positioned on a Private Driveway
- Ground Floor Bedroom With En Suite Bathroom
- Two Further Bedrooms
- Utility Room
- Viewing Highly Recommended

Offers in the Region of £347,000

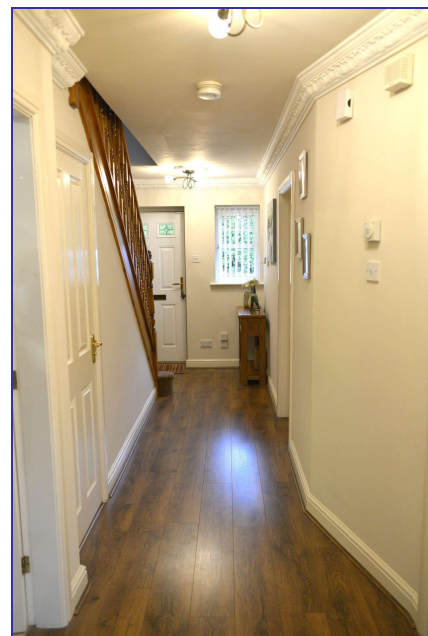
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Showcasing this dormer bungalow which offers the ultimate in stylish living space being positioned on a quiet private drive off Parson Street, Wilnecote. With multiple light filled living spaces this home is inviting from the moment you walk through the door. Briefly comprising reception hallway, lounge, breakfast kitchen, utility, guest cloakroom and ground floor bedroom with en suite. First floor comprises two bedrooms and a shower room. Outside offers rear garden, garage and large front driveway. Viewing of this property is highly recommended.

Entrance Hall

Having a new composite main entrance door leading to a generous entrance hallway with wood effect floor, UPVC window overlooking front aspect and built in storage cupboard. Stairs rising to first floor with doors off to lounge, kitchen, master bedroom and guest cloakroom.



Guest Cloakroom

Having a white low level WC, hand basin with tiled splash back, wood effect floor, ceiling light and central heating radiator. Extractor fan.



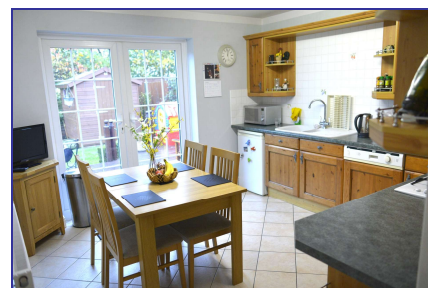
Lounge 11'9" (3.58m) x 16'9" (5.11m)

Leading from the hallway through glass panel double doors bringing in tons of light. Having double glazed bay window overlooking rear aspect, feature fireplace with stone surround and coal effect gas fire.



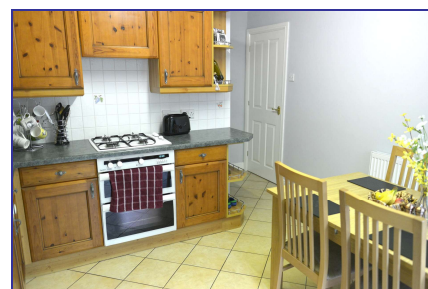
Breakfast Kitchen 11'8" (3.56m) x 11'6" (3.51m)

Having a range of pine fitted wall and base units, tiled splash backs, built in hob and oven, integrated dishwasher, extractor fan and ceramic tiled flooring. Double glazed French doors leading out onto the decking area.



Utility Room 5'4" (1.63m) x 8'0" (2.44m)

A range of fitted wall and base units with work surface and stainless steel sink, plumbing for a washing machine, ceiling light, power points and ceramic floor tiles. A double glazed window and door giving access to side elevation.



Ground floor Master Bedroom 13'10" (4.22m) x 12'7" (3.84m)

With a double glazed window overlooking front aspect, built in storage cupboard, central heating radiator, a range of fitted furniture including wardrobes, overhead storage, bedside cabinets and dressing table. Door leading to en-suite.

En Suite 5'11" (1.8m) x 8'8" (2.64m)

Having a white suite comprising panelled bath with mixer tap and shower attachment, pedestal hand wash basin and low level W.C.

First Floor Landing

Stairs with wooden banister rising from entrance hallway, landing having cupboard which houses the central heating water tank and room for other storage, ceiling light and doors off to bedrooms two, three and shower room.

Bedroom Two 15'9" (4.8m) x 13'0" (3.96m)

A generous bedroom with sloped ceilings and having Velux roof windows overlooking rear aspect, ceiling light, power points and central heating radiator.

Bedroom Three 15'9" (4.8m) x 8'1" (2.46m)

Having double glazed Velux window overlooking rear aspect and UPVC double glazed window to the side elevation.

Shower Room

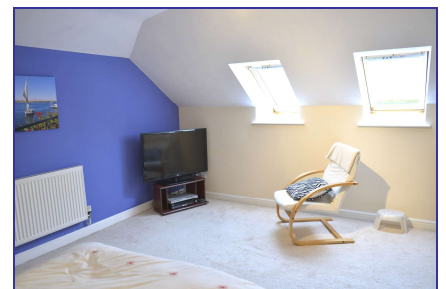
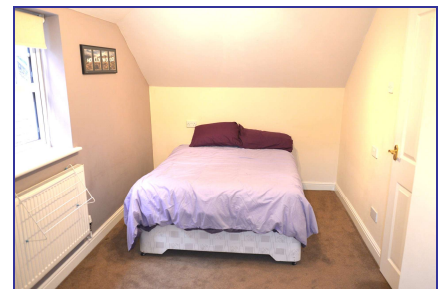
Double glazed Velux window overlooking rear aspect. Low level WC, hand basin, walk in shower cubicle, partially tiled walls, tiled floor and central heating towel rail. Shaver point.

Front Aspect

The property is accessed via a private driveway and set back from the road with a block paved driveway. Parking for several vehicles.

Garage 16'6" (5.03m) x 8'0" (2.44m)

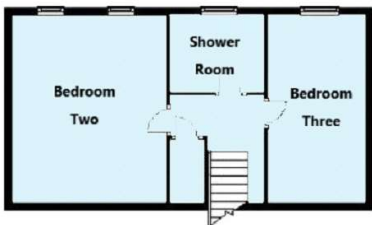
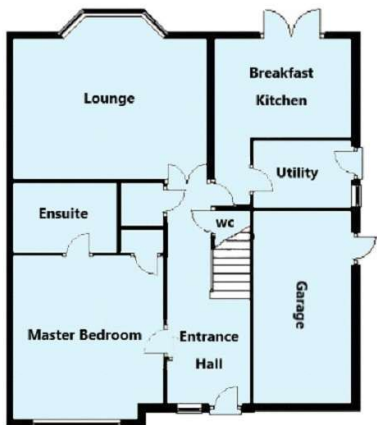
Having up and over door to front elevation, lights and power points and door to side elevation.



Rear Aspect

A sun kissed garden perfect for summer entertaining comprising of a raised decking area, lawn with mature borders and decorative wooden pagoda. Gated access to the side of the property with paving slabs and access doors leading to utility room and garage.

2 Parsons Hollow, B77 5QY



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements and other items are only approximate. Hall and Thompson take no responsibility for any error, omission or mis-statement.
The floor plan is for illustrative purposes only.
No services or appliances have been tested and there is no given guarantee as to their operation.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 69 | 73 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 Plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 68 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

