



West House, 2 Hints Court, School Lane, Hints, Tamworth, B78 3DW

West House is a superb gated detached five bedroom family residence benefitting from a substantial indoor swimming pool complex with sauna and whirlpool. Set at the end of this delightful cul-de-sac of similar individually designed family homes on a plot totalling approximately half an acre.

This executive property has been well maintained by the current owners and offers excellent size accommodation throughout. Approached via the gated entrance the driveway provides ample parking for numerous vehicles and good size lawned gardens with shrub borders. Upon entering the property the spacious reception hall leads through to the lounge with feature inglenook fireplace, windows overlooking the front gardens and French doors opening into the swimming pool complex. The study is fully fitted with office units and overlooks the front elevation.

Off the hallway the guest cloakroom has access through to the swimming pool complex providing a changing facility for visitors. The breakfast kitchen offers cream finished push units with built-in Bosch appliances including a hot plate, double oven, pop up extractor hood, microwave oven, combination grill oven, integrated fridge freezer and dishwasher. Leading from the kitchen is the family room which with its sky lights and picture style windows and double doors opening onto the rear gardens allow ample natural light to flood in. The family room leads through to the double garage, and a lobby with an independent door where there is the utility, and a further guest cloakroom.

To the first floor there is an impressive master suite with a range of contemporary fitted wardrobes and matching drawers. Opening from the master bedroom is the grand luxury ensuite bathroom with a sunken extra-large spa bath, shower cubicle, bidet, w.c and sink unit. Bedroom two is equally spacious with a range of fitted wardrobes and matching drawers, an ensuite shower room with shower cubicle, sink and w.c.

There are a further three double bedrooms and a main family bathroom.

The swimming pool complex with heated floors provides excellent facilities to enjoy and entertain, with a large built in TV, sauna, hot tub and plant room.

Additional information Council Tax Band We can confirm that the council tax band for this property is H payable to Lichfield Council

Tenure We can confirm that the property is Freehold.

Welcoming Reception Hall

Guest Cloakroom

Spacious Lounge with Inglenook 5.93 x 5.55 (19'5 x 18'2)

Study 4.45 x 3.52 (14'7 x 11'7)

Dining Room 7.55 x 4.45 (24'9 x 14'7)

Open Plan Breakfast Kitchen 4.96 x 3.49 (16'4 x 11'5)

Family Room 6.04 x 5.92 (19'10 x 19'5)

Utility 2.85 x 2.80 (9'4 x 9'2)

Additional Guest Cloakroom Side lobby with rear door 2.90 x 2.74 (9'6 x 9')

Landing

Master Suite 6.81 x 6.05max (22'4 x 19'10)

Luxury Ensuite Bathroom 5.87 x 4.46 (19'3 x 14'7)

Bedroom Two 5.93 x 5.62 (19'5 x 18'5)

Ensuite Shower Room 3.09 x 1.84 (10'2 x 6')

Bedroom Three 4.43 x 3.85 (14'6 x 12'7)

Bedroom Four 4.63 x 3.01 (15'2 x 9'11)

Bedroom Five 3.84 x 3.34 (12'7 x 11')

Main Bathroom 2.73 x 2.42 (9' x 8')

Indoor Swimming Pool Complex Accessed via the double French doors opening from the dining room and lounge as well as Guest cloakroom

A luxury indoor pool with built in TV 9.65 x 7.94max (31'6 x 26'1) and Hot Tub Sauna Plant Room

Integrated Double Garage 6.48 x 5.92 (21'3 x 19'5)





FLOORPLAN

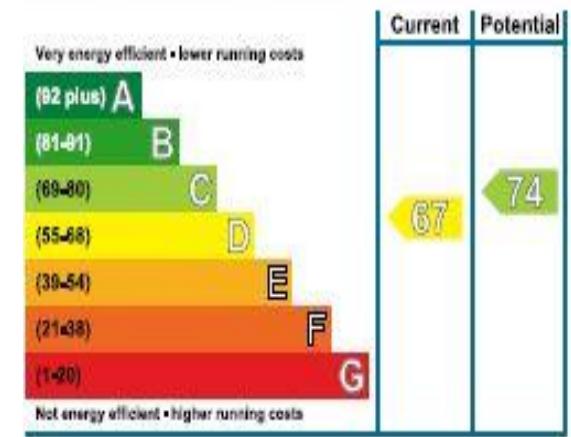
Floorplan is for illustration purposes only and not drawn to scale



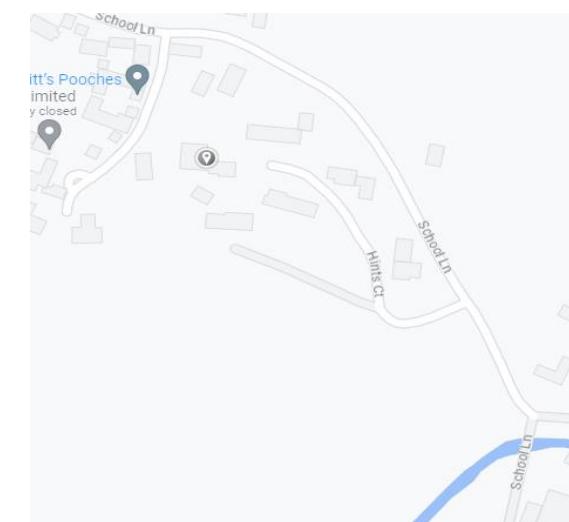
Estate Agents
Sales & Lettings

Energy Efficiency Rating

Energy Efficiency Rating



Map Location





Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.





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