



Blackdown  
Wilnecote  
£275,000

\*\*\* BEAUTIFULLY PRESENTED HOME ~ GREAT LOCATION ~ SINGLE GARAGE ~ VIEWING IS A MUST \*\*\*. We are delighted to be able to offer for sale this immaculate detached family home located on this popular development briefly comprising: Lounge/diner, kitchen, guest WC, three bedrooms, re-fitted bathroom, good sized driveway and well maintained gardens.



Mark Webster estate agents are delighted to be favoured with instructions to sell this immaculate extended detached family home located on this popular development. The property is a credit to the current owners and is beautifully presented and well maintained throughout. We would highly recommend an internal viewing to appreciate this delightful home.

### RECEPTION HALL

Having an opaque double glazed composite style entrance door, single panelled radiator, double glazed window to side aspect, laminated wooden effect flooring and a door to...

### LOUNGE/DINER

**26' 0" x 11' 9" maximum width (7.92m x 3.58m)**

(9'8" minimum width) Double glazed bow window to front aspect, feature limestone fireplace, two double panelled radiators, laminated wooden effect flooring and double glazed French doors leading out to the rear garden.

### INNER LOBBY AREA

Opaque double glazed side entrance door, door to the guest WC and access to the kitchen.

### KITCHEN

**9' 8" x 6' 8" (2.95m x 2.03m)**

Double glazed windows to rear and side aspects, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, inset stainless steel electric oven, gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine and dishwasher, fridge freezer space and tiled splashback areas.

### GUEST WC

**4' 4" x 4' 9" maximum (1.32m x 1.45m)**

Having a low level WC, wash basin and tiled walls.

### FIRST FLOOR LANDING

Double glazed window to side aspect, access to the roof storage space, door to the airing cupboard and further doors leading off to...

### BEDROOM ONE

**13' 3" x 8' 9" (4.04m x 2.67m)**

Double glazed window to front aspect, single panelled radiator and a fitted double wardrobe.



## BEDROOM TWO

8' 9" x 10' 6" maximum (2.67m x 3.2m)

Double glazed window to rear aspect and a single panelled radiator.

## BEDROOM THREE

9' 3" x 5' 9" (2.82m x 1.75m)

Double glazed window to front aspect and a single panelled radiator.

## BATHROOM

10' 3" x 6' 7" (3.12m x 2.01m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, high back freestanding bath with claw feet, tiled shower cubicle having a Mira electric shower, tiled walls and recessed LED ceiling down lights.

## TO THE EXTERIOR

The front garden is laid to lawn with a good sized tarmac driveway proving ample off road parking and access to the single garage. The rear garden has a good sized paved patio, lawn with borders, good sized timber storage shed/workshop and a single garage having an up and over door.

**FIXTURES & FITTINGS:** Some items may be available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

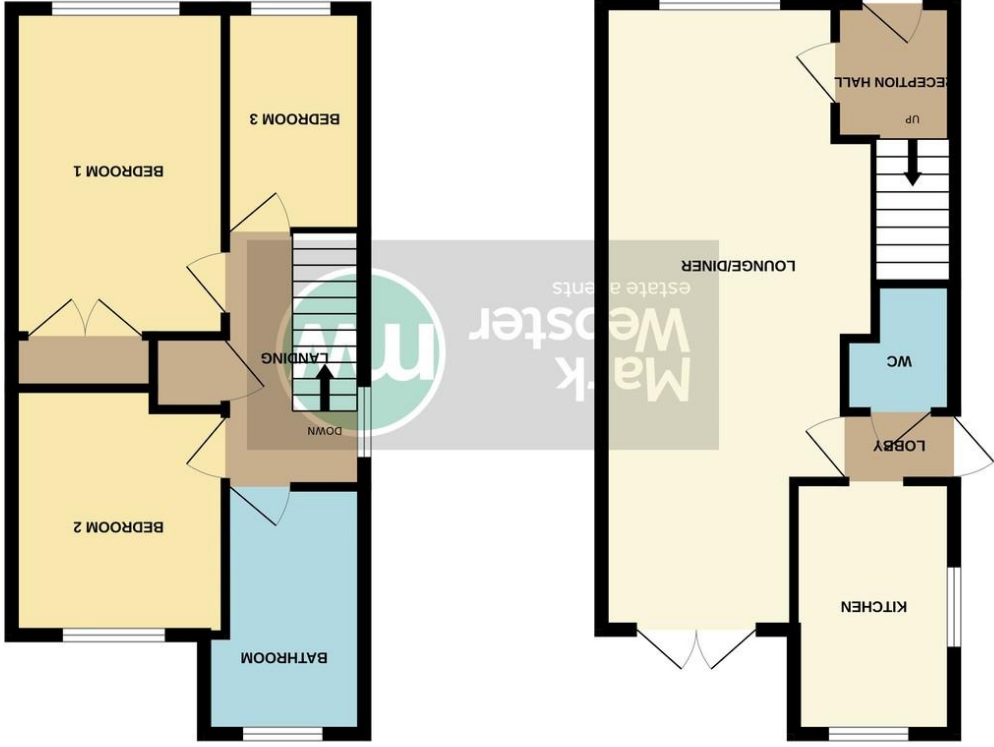
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

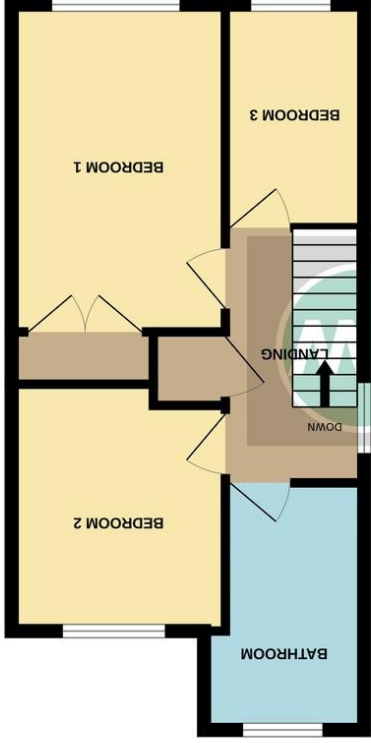
**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements at doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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



**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. Whilst 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 condition 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 part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – 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.