



## Lakeland Drive, Wilnecote, Tamworth

Asking Price £485,000

- Well Presented Five Bedroom Detached
- Master Bedroom with Ensuite Shower Room
- Integral Garage & Driveway with Ample Parking
- EPC Rating B
- Impressive Conservatory
- Utility & Study
- Large Private Rear Garden
- Breakfast Kitchen
- Downstairs WC
- Council Tax Band E



## 2 Lakeland Drive, Tamworth B77 5TH

Calders are delighted to bring to the market this greatly extended five bedroom detached family home which was originally the show home. The property offers versatile living accommodation and offers easy access to the M42 and A5.

Internal accommodation consists of a dining room with a front bay window letting in lots of natural light and generous lounge with French opening doors into the conservatory, then giving access to the rear garden. The breakfast kitchen is of ample size and also has doors leading to the conservatory and then leads through to the utility area and study.

To the first floor we have a family bathroom and five bedrooms, the main bedroom benefitting from an ensuite shower room and built in wardrobes and bedroom 5 being off bedroom 2.

The ensuite has the benefit of underfloor heating.

To the front of the property is a generous size driveway allowing off-street parking for a number of vehicles and access to single garage. To the rear of the property is large landscaped private and enclosed garden with a summer house complete with electric supply.



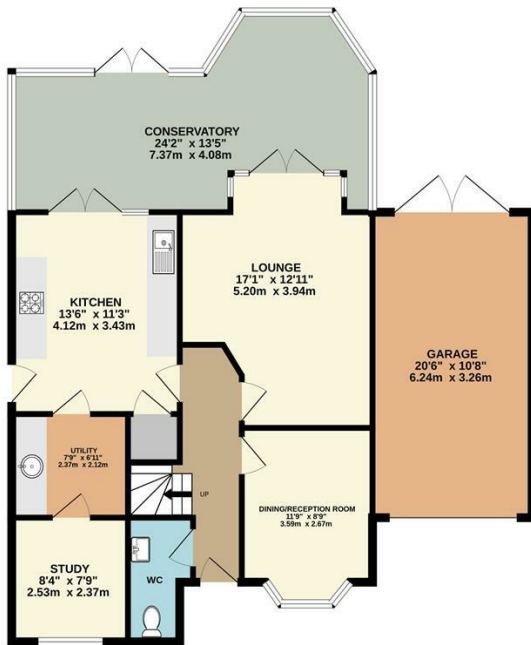
Council Tax Band: E



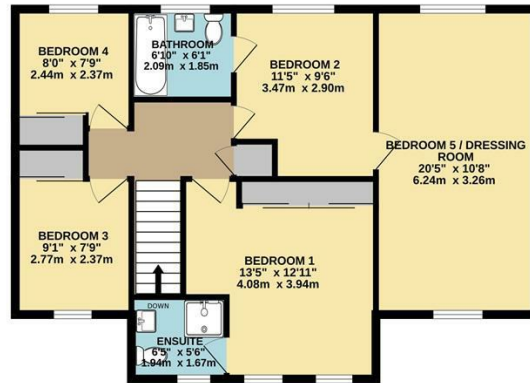




GROUND FLOOR  
1131 sq.ft. (105.0 sq.m.) approx.

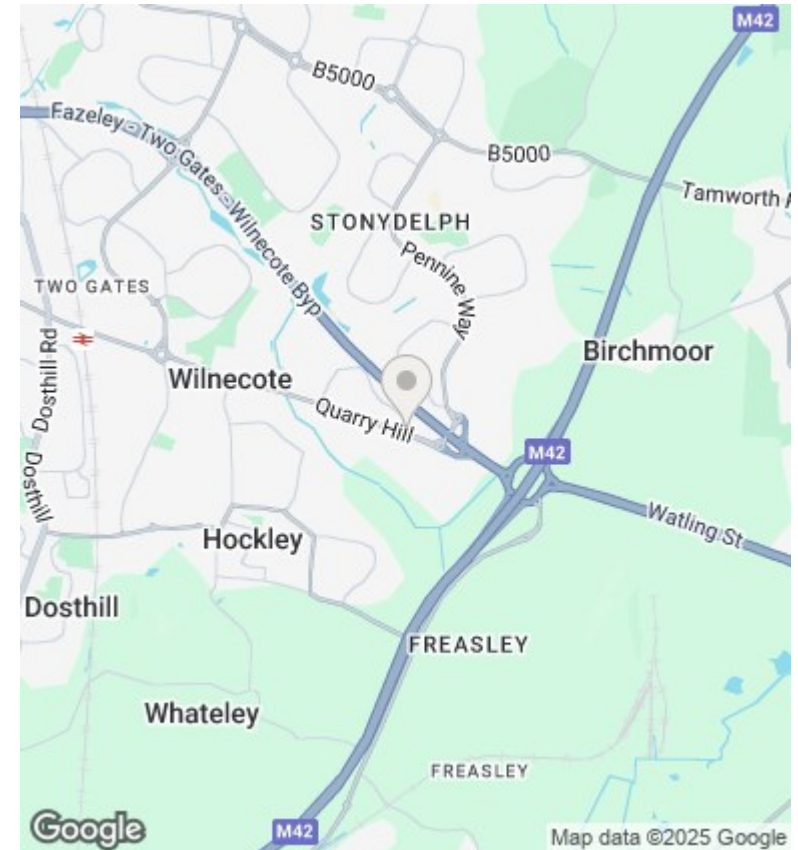


1ST FLOOR  
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA: 1915 sq.ft. (177.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewings

Viewings by arrangement only. Call 01827 66686 to make an appointment.

## Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		