



Smiths
your property experts

Goldcrest

Wilnecote, Tamworth

- Beautifully presented detached family home
- Generous corner plot in a peaceful cul-de-sac location
- Three good-sized bedrooms and a family bathroom
- Refitted contemporary kitchen/diner with integrated appliances
- Private gravel driveway and an integrated garage
- Landscaped rear gardens with a bar room and summer house
- Significant potential to extend (STP)
- Sought-after residential area with excellent local schools

General Description

Smiths Property Experts offer to the market a mature three-bedroom detached family home in the sought-after suburb of Wilnecote. The property sits on a generous and peaceful corner plot with exceptional gardens to the rear and plentiful off-road parking to the front.

Presented in excellent condition throughout, there is considerable potential to extend should the eventual purchaser wish. The property is also conveniently situated within a 2-minute walk from nature trail walks and a country park.





The Property

The accommodation is presented in 'turnkey' condition. The property has gas central heating via a modern combi boiler and uPVC double glazing throughout.

The accommodation is laid over two floors and extends to approximately 940 square feet. In brief, expect to find an entrance hall, a generous sitting room, a refitted and immaculate kitchen/diner with a full range of integrated appliances, direct garden access via glazed doors, and an integrated garage.

Upstairs, a central landing leads in turn to three good-sized bedrooms (two large doubles) and a beautiful four-piece family bathroom complete with slipper bath.

The Outside

Set back from a quiet cul-de-sac, behind a private gravel-laid driveway that provides parking for three vehicles side by side and access to the integrated garage. There is also a spacious lawn on the right-hand side. To the rear, the gardens offer a private aspect, with a generous artificial lawn.



Three substantial timber-built outbuildings include a shed store, a beautiful open bar room, and a fully insulated summer house with the capability of power and lighting that would make an excellent home gym or workroom.



The Location

Tamworth is a fully serviced market town situated on the M42 motorway network, providing excellent access to Birmingham, Derby, and Nottingham. A train station offers access to London in 1 hour and 8 minutes. Lovely countryside surrounds the town, and Goldcrest is situated within the popular Wilnecote area, an established residential location with excellent access to both the motorway and town centre. The property is within walking distance of academy schooling and a full range of local amenities.

Property Information

EPC Rating: D.

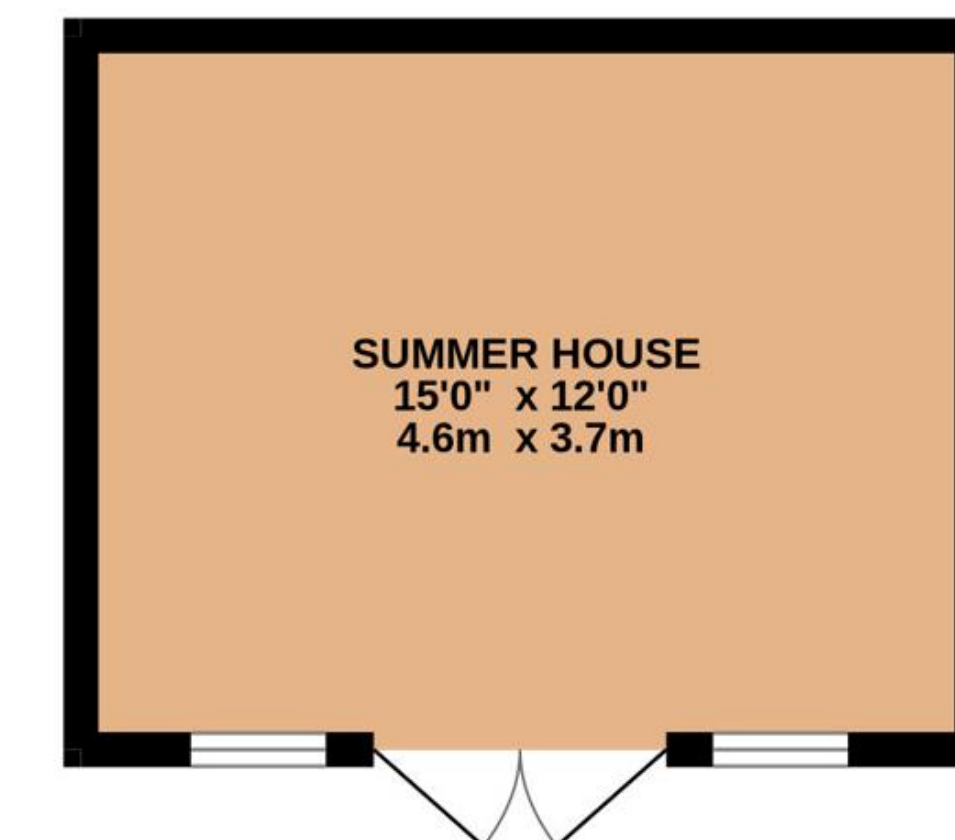
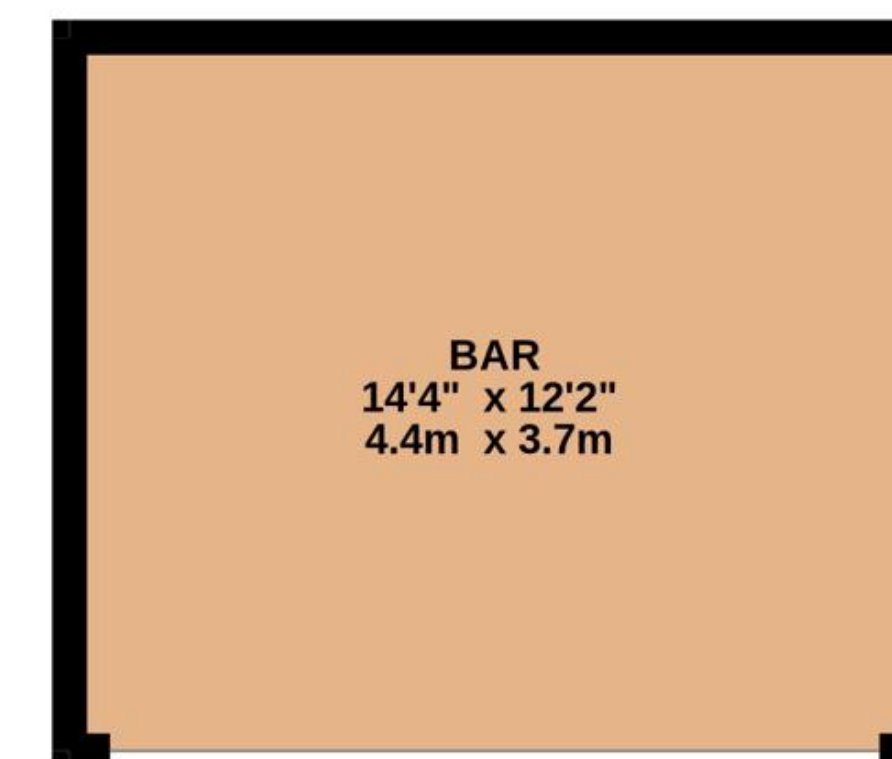
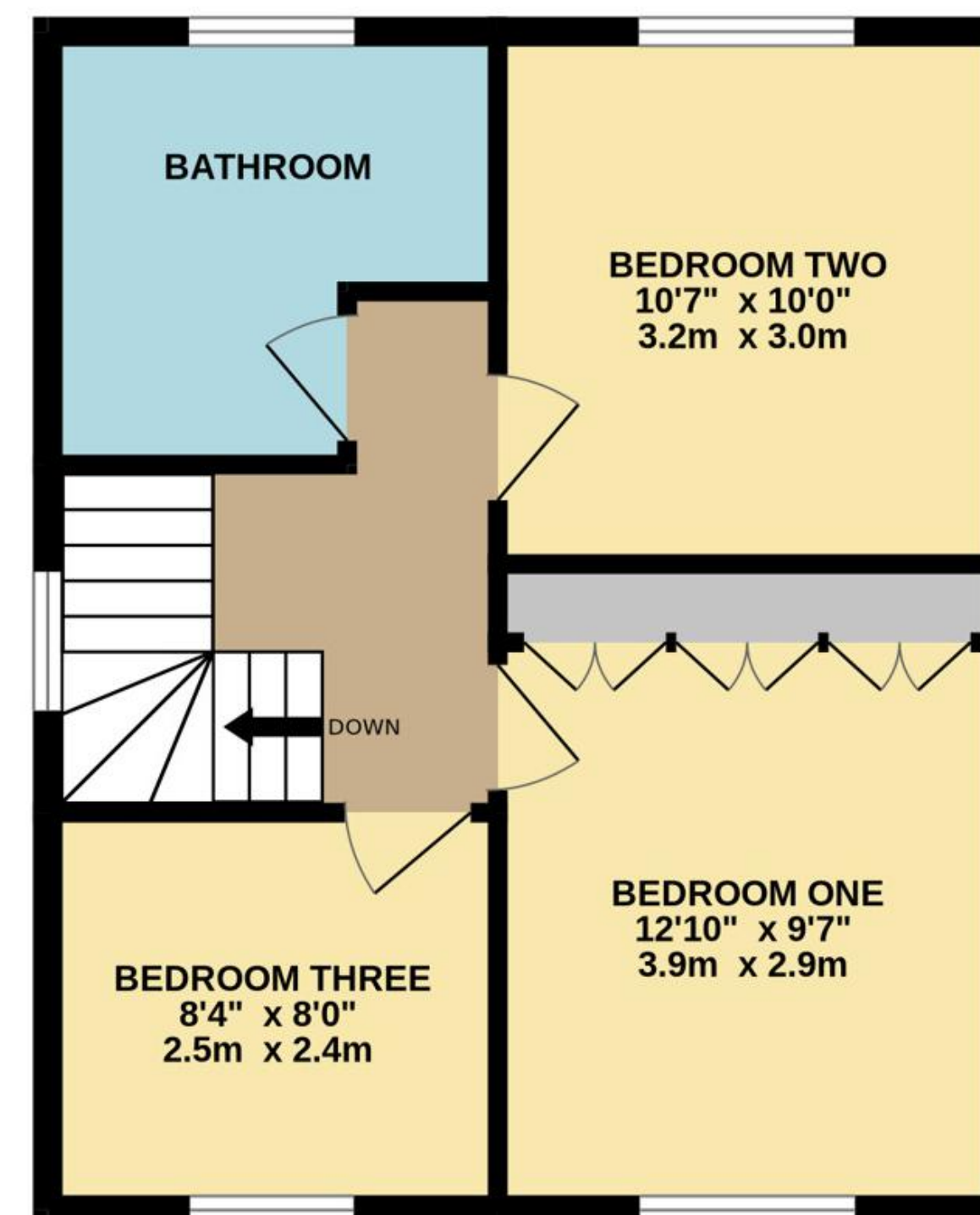
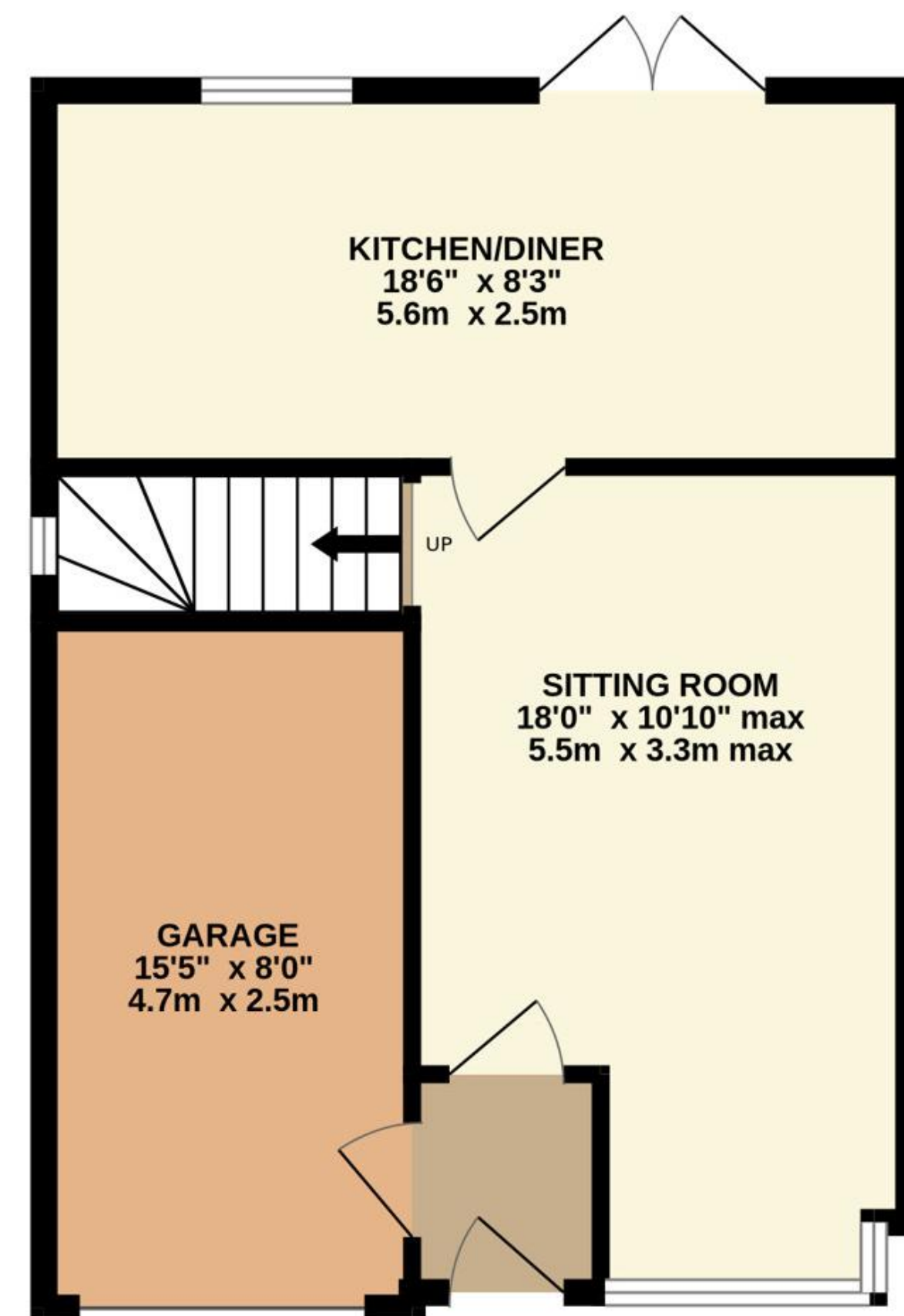
Tenure: Freehold. Council Tax Band: C.

Local Authority: Tamworth Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 1292 sq.ft. (120.1 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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