



Parson Street  
Wilnecote, Tamworth, B77 5BD

Offers In Region Of £200,000

# Property Features

- Stunning Semi-Detached Family Home
- Beautifully Presented Interiors
- Superb Family Lounge
- Brilliant Dining Room
- Immaculate Kitchen & Utility Area
- Two Excellent Bedrooms
- Magnificent Family Bathroom
- Attractive Rear Garden
- Close to Local Schooling & Commuter Links
- Freehold, No Onward Chain

## Full Description

This charming and beautifully presented two-bedroom semi-detached home is located in a highly sought-after residential area. Brimming with traditional features, this delightful property provides generous living spaces, perfect for both relaxation and entertaining. It benefits from proximity to excellent local schools, shopping amenities, and convenient commuter links.

### GROUND FLOOR

As you enter, you're greeted by a bright and welcoming living room, an ideal reception space that creates an inviting ambience. Adjacent to the living room is the superb dining room, which comfortably accommodates freestanding furnishings and includes a modern built-in media wall. The staircase leading to the first floor is also accessed from here.

Towards the rear of the home, an immaculate kitchen is fitted with attractive base units, complemented by sleek roll-top countertops and additional storage cupboards. There's space and plumbing for white goods, ensuring functionality. A handy utility area adds further convenience with extra room for necessary appliances.

### LOUNGE

12' 0" x 11' 1" (3.66m x 3.40m)

### DINING ROOM

12' 0" x 14' 7" (3.66m x 4.47m)

### KITCHEN

12' 3" x 6' 9" (3.74m x 2.08m)



## UTILITY AREA

5' 10" x 5' 0" (1.79m x 1.53m)

## FIRST FLOOR

Upstairs, the home boasts two generously sized bedrooms.

The primary bedroom, located at the front, easily accommodates various freestanding furniture options.

Bedroom two, positioned at the rear, benefits from an abundance of natural light courtesy of a large UPVC double-glazed window overlooking the garden. The upstairs accommodation is completed by a stunning family bathroom, featuring a sleek four-piece suite that exudes timeless elegance.

## BEDROOM ONE

12' 0" x 11' 3" (3.66m x 3.44m)

## BEDROOM TWO

11' 6" x 8' 11" (3.51m x 2.74m)

## BATHROOM

12' 4" x 6' 11" (3.76m x 2.13m)

## REAR GARDEN

Outside, the rear garden is beautifully presented with low-maintenance slab-paved pathways and secure timber fencing, offering privacy and the perfect outdoor retreat.



## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

## DISCLAIMER

We duly notify all prospective purchasers that the person selling the property is personally known by a member of Taylor Cole Estate Agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements