



Loughshaw

Wilnecote, Tamworth, B77 4LZ

£250,000

# Property Features

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- Well-presented and spacious home
- Cut-de-sac setting with a tarmacadam and paved driveway
- Attractive timber apex storm porch
- Open-plan L-shaped lounge and dining area
- Extended fitted kitchen
- Versatile sitting room
- Two bedrooms
- Modern family bathroom
- Private rear garden with a covered outdoor seating area
- Freehold

## Full Description

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Welcome to this beautifully presented and surprisingly spacious two-bedroom semi-detached family home, located in the sought-after cul-de-sac of Loughshaw.

### THE FORE

This charming property combines curb appeal and practicality, set back from the road behind a large tarmacadam and paved driveway that offers ample parking for multiple vehicles. The recently added timber apex storm porch frames the entrance, lending character and warmth to this inviting home. An additional side door in the garage conversion provides convenient access to a second sitting room, currently utilised as a home studio but offering flexible options for various uses.

### GROUND FLOOR

Upon entering through the welcoming front entrance, you step into a bright reception hall with stairs leading to the first floor. The ground floor unfolds into a spacious L-shaped lounge and dining area, offering a modern open-plan layout with windows to both the front and rear, filling the space with natural light. The living area provides generous room for freestanding lounge furniture, while the dining area offers flexibility for family meals or entertaining, with a door that opens onto a covered outdoor seating area.

The extended fitted kitchen, accessible from the dining area, is equipped with a range of matching wall and base units, a breakfast bar, and designated spaces with plumbing for white goods. From the kitchen, you have access to the second sitting room, a versatile space that can be utilised as a home office, playroom, or snug, catering to various family needs.



## LIVING ROOM

21' 06" x 9' 08" (6.55m x 2.95m)

## DINING AREA

13' 02" x 7' 09" (4.01m x 2.36m)

## FITTED KITCHEN

15' 4" x 6' 11" (4.67m x 2.11m)

## SITTING ROOM

## FIRST FLOOR

The first-floor landing leads to the master bedroom, which offers excellent space for a double bed and freestanding furniture. This room benefits from dual front-facing windows that allow for a bright and airy feel, along with over-stairs storage. Adjacent is the second bedroom, currently used as a dressing room, but easily adaptable for further sleeping space. Completing the first floor is the family bathroom, featuring a sleek three-piece suite.

## BEDROOM ONE

12' 3" x 9' 9" (3.73m x 2.97m)

## BEDROOM TWO

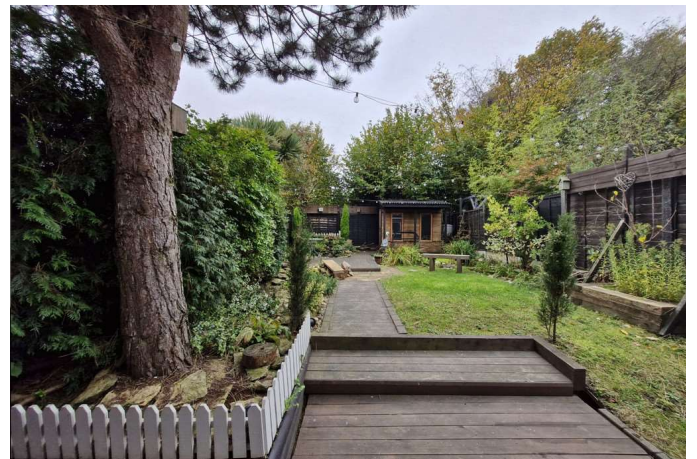
5' 8" x 9' 0" (1.73m x 2.74m)

## FAMILY BATHROOM

6' 0" x 7' 2" (1.83m x 2.18m)

## THE REAR

The mature rear garden is a serene retreat, featuring a covered canopy area that serves as a sheltered outdoor seating space, offering excellent potential for extension (subject to necessary planning permissions). Beyond this area, the garden opens to a beautifully landscaped space with an array of evergreens, shrubs, and sleeper-bordered beds framing a neat lawn. A decked path leads you to the rear, where a freestanding timber shed provides valuable outdoor storage. Surrounded by timber fencing, this private and tranquil garden is a perfect space for relaxation and family enjoyment. Pond will be filled in before completion.



## ANTI MONEY LAUNDERING

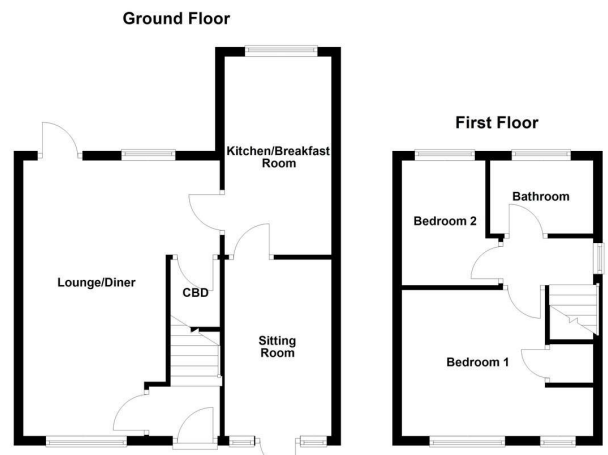
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	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