



Wilnecote Lane
Belgrave, Tamworth, B77 2JA

Offers Over £215,000

Property Features

- Charming Semi-Detached Family Home
- Generous Plot & Superb Position
- Inviting Front Aspect
- Brilliant Lounge & Kitchen/Diner
- Well-Proportioned Sun Room
- Two Magnificent Bedrooms
- Four Piece Family Bathroom
- Delightful Rear Garden
- Close to Local Amenities
- Freehold, No Onward Chain

Full Description

This charming semi-detached family home is ideally situated in a highly sought-after residential area, offering a unique opportunity to add significant value and create your ideal living space. With its exceptionally generous plot, spacious front and rear gardens, and potential for extension and personalisation, this property presents a superb canvas for transformation into a bespoke family home.

The property greets you with a beautifully tree-lined frontage, offering a sense of privacy and warmth. A traditional brick garden wall frames the ample off-road parking, making for an inviting first impression. For commuters, the location couldn't be more convenient, with excellent transport links close by, including a bus stop within easy walking distance.

GROUND FLOOR

Upon entering, you are welcomed into a cosy front porch that leads into a bright reception hall, complete with stairs to the first floor. The family lounge at the front of the home is a standout feature, spaciouly designed to accommodate various furnishings and enhanced by a charming bay window that floods the room with natural light and offers pleasant views of the front garden.

The adjacent kitchen, while currently functional, is ripe for modernisation, providing ample space to create a stylish and contemporary culinary hub. At the rear of the home, a sunlit conservatory offers serene views of the beautiful garden and adds valuable reception space with direct access to the outdoors, whilst also hosting a convenient guest cloakroom.

ENTRANCE HALL



LOUNGE

12' 11" x 12' 6" (3.94m x 3.82m)

KITCHEN/DINER

16' 0" x 10' 4" (4.90m x 3.17m)

SUN ROOM

12' 0" x 9' 1" (3.68m x 2.78m)

GUEST CLOAKROOM

5' 9" x 2' 5" (1.77m x 0.74m)

FIRST FLOOR

Upstairs, the home features two well-sized bedrooms, each filled with natural light and offering peaceful views of either the front or rear garden. Both rooms provide a perfect retreat, while the family bathroom, with its classic four piece suite, completes the first floor.

BEDROOM ONE

12' 11" x 10' 4" (3.94m x 3.15m)

BEDROOM TWO

12' 9" x 9' 6" (3.89m x 2.90m)

BATHROOM

9' 4" x 6' 4" (2.86m x 1.95m)

OUTSIDE

THE REAR

The rear garden is a true highlight, offering a vast and versatile outdoor space perfect for both relaxation and entertaining. With a mix of patio areas, manicured lawns, and mature flowerbeds, the garden is securely enclosed by timber fencing and further benefits from additional storage in the form of brick outbuildings and a spacious single garage.

GARAGE



ANTI MONEY LAUNDERING

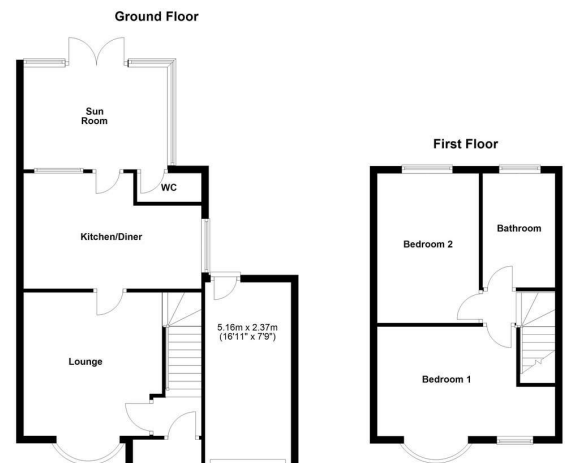
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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.



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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 are 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