



Calder

Wilnecote, Tamworth, , B77 4BS

£185,000

Property Features

- Well-Appointed Semi-Detached Family Home
- Unique & Discreetly Positioned
- Welcoming Reception Hall
- Spacious Family Lounge
- Thoughtfully Arranged Kitchen/Diner
- Convenient Guest Cloakroom
- Three Excellent Bedrooms
- Low Maintenance Rear Garden
- Off Road Parking Adjacent
- Freehold

Full Description

Tucked away in a quiet and sought-after residential neighbourhood, this well-appointed semi-detached family home presents an exceptional opportunity for those seeking spacious and thoughtfully arranged accommodation.

Perfectly positioned within close proximity to reputable local schools and excellent commuter links, the property balances privacy with convenience, making it an ideal choice for growing families or professionals alike.

The home is enhanced by a wealth of built-in storage and a beautifully secluded rear garden, offering a blend of practicality and tranquillity.

GROUND FLOOR

Upon entering, you are greeted by a welcoming reception hallway that sets the tone for the rest of the property.

The superb family lounge is bathed in natural light courtesy of a large window overlooking the rear aspect, providing a warm and inviting space for everyday living or relaxed entertaining.

The heart of the home is the tastefully arranged kitchen and dining area, complete with a generously sized built-in pantry that adds a touch of traditional charm and essential storage space.

A conveniently located guest cloakroom on the ground floor adds further practicality for modern family life.

RECEPTION HALL

LOUNGE

17' 7" x 9' 8" (5.36m x 2.95m)



KITCHEN/DINER

15' 3" x 11' 1" (4.65m x 3.40m)

GUEST WC

FIRST FLOOR

The first floor hosts three generously proportioned family bedrooms, each offering a versatile space to accommodate a range of freestanding furnishings. These light-filled rooms are perfectly suited to both restful retreats and practical living arrangements.

Completing the upper level is a sleek and modern family bathroom, elegantly finished with a matching three-piece suite to serve the needs of a busy household.

BEDROOM ONE

14' 4" x 8' 5" (4.37m x 2.59m)

BEDROOM TWO

11' 1" x 10' 5" (3.40m x 3.20m)

BEDROOM THREE

11' 1" x 5' 10" (3.40m x 1.80m)

BATHROOM

OUTSIDE

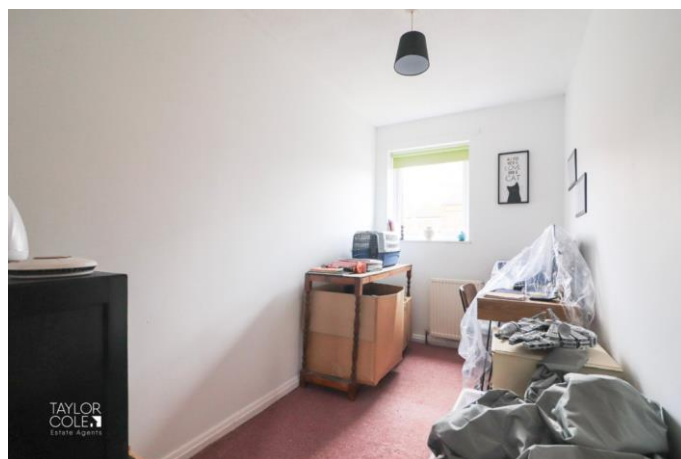
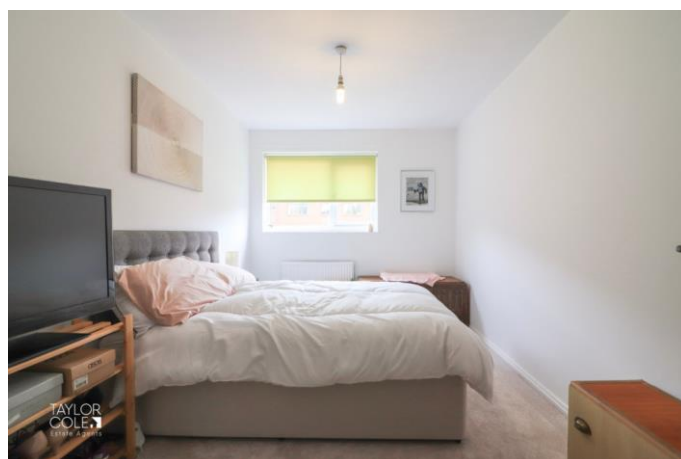
REAR GARDEN

Outside, the private rear garden is a standout feature, boasting a secure and serene environment with brick-built boundaries and an attractive mix of low-maintenance slab-paved patios and walkways. Mature flowerbeds punctuate the space, offering seasonal colour and charm throughout the year.

Off-road parking is located just a short distance from the property, with pathways ensuring easy access back to the home.

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.

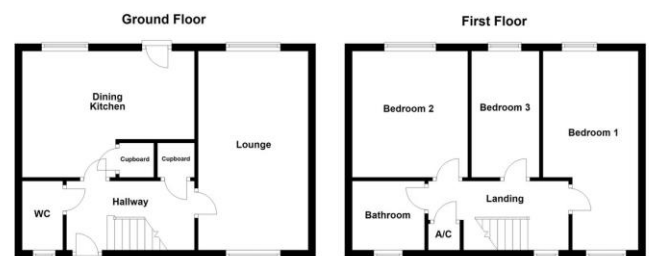


TENURE

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