



Ealingham

Wilnecote, Tamworth, , B77 4DH

£200,000



# Property Features

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- Spacious 4-Bedroom End-Terraced Home.
- Great Sized Garden.
- Cosy Living Room.
- Convenient Off-Road Parking.
- Multiple Reception Rooms.
- Well-Connected Location
- 4 Generous Sized Bedrooms.
- Freehold.
- A Bathroom With A Three-Piece Suite

## Full Description

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This four-bedroom end-terrace home offers a generous amount of living space over two floors, with multiple reception rooms and a good-sized private garden. Located in a residential area with access to local amenities and public transport, the property provides flexible accommodation suitable for a range of needs.

### THE FORE

The front of the property features a combination of brickwork and timber cladding. A small front garden with mature shrubs leads to the main entrance. Being an end terrace, the house benefits from additional privacy and a slightly wider plot.

### GROUND FLOOR

The ground floor includes spacious living room, a fitted kitchen, and a separate dining area. A ground-floor WC is also present, along with ample storage space. The layout offers clearly defined living areas with good natural light throughout.

### LIVING ROOM

19' 54" x 10' 65" (7.16m x 4.7m)

### KITCHEN

9' 49" x 8' 56" (3.99m x 3.86m)

### DINING ROOM

9' 54" x 10' 91" (4.11m x 5.36m)

### GUEST CLOAKROOM

4' 86" x 2' 7" (3.4m x 0.79m)

### FIRST FLOOR

Upstairs, there are four bedrooms, all offering excellent





space. Each room is accessed via the landing, which also includes built-in storage. A bathroom with a three-piece suite serves the upper floor.

#### BEDROOM ONE

13' 28" x 9' 7" (4.67m x 2.92m)

#### BEDROOM TWO

13' 27" x 7' 79" (4.65m x 4.14m)

#### BEDROOM THREE

10' 32" x 6' 99" (3.86m x 4.34m)

#### BEDROOM FOUR

6' 07" x 9' 6" (2.01m x 2.9m)

#### BATHROOM

6' 67" x 6' 06" (3.53m x 1.98m)

#### SHOWER ROOM/WET ROOM

2' 85" x 4' 25" (2.77m x 1.85m)

#### THE REAR

The rear garden is a good size, featuring a mix of lawn and patio. It is enclosed by fencing and mature planting, offering a private outdoor space suitable for a variety of uses.

#### 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.

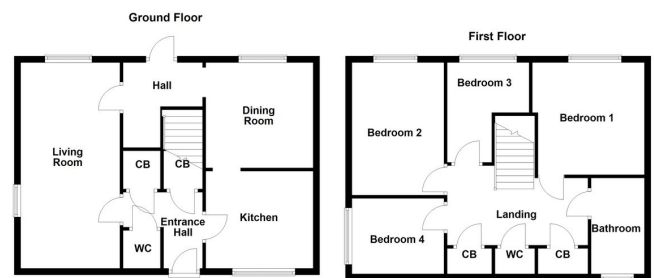
#### TENURE

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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8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
[sales@taylorcole.co.uk](mailto:sales@taylorcole.co.uk)  
01827 311412

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