



Calder

Wilnecote, Tamworth, , B77 4BS

Offers Over £190,000



# Property Features

- Well Presented Semi-Detached Residence
- Contemporary Family Bathroom
- Reception Hallway Guest Cloakroom
- Off-Road Parking
- Spacious Living Room
- Private Rear Garden
- Kitchen/Dining Area
- Freehold
- Three Bedrooms
- Popular Residential Area

## Full Description

Located in the popular area of Wilnecote, Tamworth, this well-presented and spacious home offers comfortable family living with modern interiors, versatile living spaces, and a pleasant garden. Ideal for families or first time buyers. Perfectly positioned within close proximity to local schools and excellent commuter links, the property balances privacy with convenience.

### THE FORE

The property features a tidy and attractive frontage with off-road parking and a private entrance. The brick facade and surrounding greenery provide a welcoming first impression.

This energy efficient property features installed solar panels, providing sustainable power and helping reduce utility costs.

### 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, 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. The conservatory at the rear provides a relaxing space with views of the garden.

### LIVING ROOM

17' 5" x 9' 7" (5.31m x 2.92m)



## OPEN PLAN KITCHEN/DINING AREA

### KITCHEN

11' 2" x 8' 2" (3.4m x 2.49m)

### DINING AREA

8' 3" x 7' 1" (2.51m x 2.16m)

### GUEST CLOAKROOM

5' 2" x 2' 5" (1.57m x 0.74m)

### CONSERVATORY

6' 4" x 5' 3" (1.93m x 1.6m)

## 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 modern family bathroom, elegantly finished with a matching three-piece suite to serve the needs of a busy household.

### BEDROOM ONE

10' 5" x 11' 3" (3.18m x 3.43m)

### BEDROOM TWO

14' 3" x 8' 5" (4.34m x 2.57m)

### BEDROOM THREE

5' 8" x 11' 3" (1.73m x 3.43m)

### BATHROOM

6' 4" x 5' 3" (1.93m x 1.6m)

## THE REAR

To the rear, the property benefits from a low maintenance garden ideal for outdoor dining and entertaining. 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





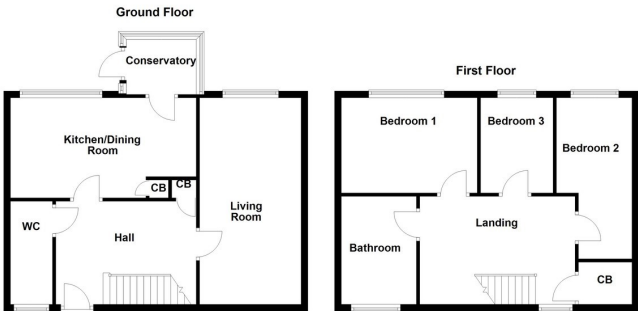
contract) prior to Solicitors being instructed.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	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 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