



Melmerby

Wilnecote, Tamworth, , B77 4LP

Offers Over £375,000

Property Features

- Spacious four-bedroom detached family home in a sought-after residential location
- Stylish family bathroom and additional ground floor WC for convenience
- Generous living areas including a large living room, separate dining room, and versatile playroom
- Detached garage and additional studio space, ideal for home office, gym or creative use
- Modern kitchen with direct access to the rear garden; perfect for entertaining
- Well-maintained private rear garden offering outdoor space for all the family
- Principal bedroom with en-suite shower room and built-in storage
- Multiple storage cupboards throughout for practical day-to-day living
- Three further well-sized bedrooms ideal for family use or working from home
- Driveway parking and excellent curb appeal with a welcoming frontage

Full Description

This spacious and well-presented four-bedroom detached family home offers generous living accommodation across two floors, complete with a detached garage store and studio, multiple reception rooms, and modern bathrooms. Positioned in a sought-after residential area, the property provides an ideal layout for growing families or those working from home.

THE FORE

The property is approached via a well-maintained driveway leading to a detached garage and a separate studio building. A path leads to the main entrance, which opens into a bright and inviting hallway.

GROUND FLOOR

The ground floor comprises a spacious living room with a large window allowing in plenty of natural light, a separate dining room that flows neatly into the modern kitchen, and a versatile playroom located at the front of the property. A convenient downstairs WC is positioned off the hallway along with understairs cupboards for additional storage. The kitchen opens to the rear garden, providing ideal space for family life and entertaining.

LIVING ROOM

20' x 12' 3" (6.1m x 3.73m)

DINING ROOM

11' 4" x 7' (3.45m x 2.13m)

KITCHEN

18' 8" x 7' 9" (5.69m x 2.36m)

PLAYROOM/OFFICE

13' x 7' 8" (3.96m x 2.34m)



WC

3' 4" x 6' 5" (1.02m x 1.96m)

FIRST FLOOR

Upstairs, the property offers four well-proportioned bedrooms. The main bedroom benefits from an en-suite shower room and built-in cupboard space. Bedrooms two and three are both double rooms, while bedroom four is a generous single, ideal for a child's room or home office. A modern family bathroom serves the additional bedrooms, and the landing includes additional cupboard storage.

BEDROOM ONE

16' 5" x 12' 4" (5m x 3.76m)

BEDROOM ONE EN-SUITE

5' 5" x 6' 7" (1.65m x 2.01m)

BEDROOM TWO

11' 4" x 12' 2" (3.45m x 3.71m)

BEDROOM THREE

11' 5" x 8' 9" (3.48m x 2.67m)

BEDROOM FOUR

8' 1" x 9' 6" (2.46m x 2.9m)

BATHROOM

5' 1" x 7' (1.55m x 2.13m)

THE REAR

To the rear of the property is a private garden ideal for children or outdoor entertaining. The detached studio adjacent to the garage offers flexibility for use as a home office, gym or creative workspace, enhancing the appeal of this fantastic 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.

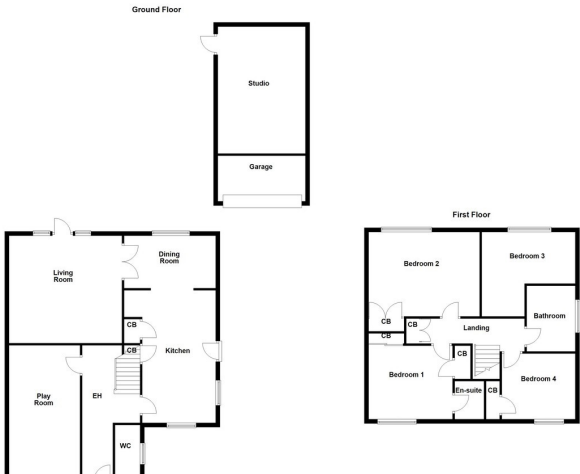
TENURE

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		82 B
69-80	C	71 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