



Loughshaw

Wilnecote, Tamworth, , B77 4LY

£279,950

Property Features

- Spacious four-bedroom family home in a sought-after residential location.
- Bright and welcoming living room with modern décor.
- Stylish open-plan kitchen/dining area with ample storage and pantry.
- Convenient utility room with direct garden access
- Ground floor WC for added practicality.
- Four well-proportioned bedrooms filled with natural light.
- Contemporary family bathroom with modern fittings
- Integrated garage with driveway providing off-road parking.
- Enclosed rear garden with lawn and patio, perfect for entertaining.
- Close to local schools, shops, and transport links.

Full Description

This spacious and well-presented four-bedroom family home offers generous living accommodation, modern interiors, and a practical layout ideal for contemporary lifestyles. Situated in a desirable residential area, it provides both comfort and convenience.

THE FORE

At the front, the property features a brick facade with a driveway leading to an integrated garage and a welcoming porch entrance.

GROUND FLOOR

On the ground floor, the entrance hall leads to a bright and stylish living room with ample seating space. The modern open-plan kitchen/dining room offers plenty of storage and worktop space, complemented by a handy pantry. There is also a utility room with access to a downstairs WC and internal entry to the garage.

LIVING ROOM

13' 6" x 9' 8" (4.11m x 2.95m)

KITCHEN/DINING ROOM

7' 6" x 13' 2" (2.29m x 4.01m)

PANTRY

7' 7" x 2' 8" (2.31m x 0.81m)

UTILITY ROOM

11' 1" x 6' 4" (3.38m x 1.93m)

WC

3' 2" x 3' 9" (0.97m x 1.14m)

GARAGE



8' 1" x 16' 4" (2.46m x 4.98m)

FIRST FLOOR

The first floor comprises four well-proportioned bedrooms, each filled with natural light, and a family bathroom fitted with a contemporary suite

BEDROOM ONE

12' 3" x 11' 2" (3.73m x 3.4m)

BEDROOM TWO

6' 9" x 9' (2.06m x 2.74m)

BEDROOM THREE

6' 5" x 10' 5" (1.96m x 3.18m)

BEDROOM FOUR

6' 4" x 9' (1.93m x 2.74m)

BATHROOM

6' x 5' 9" (1.83m x 1.75m)

THE REAR

To the rear, the garden offers a low-maintenance lawn and a paved seating area, perfect for outdoor entertaining and relaxation. The space is enclosed with fencing for privacy.

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		87 B
69-80	C	73 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