



Lintly

Wilnecote, Tamworth, B77 4LN

(Offers In Region Of) £250,000

Property Features

- Spacious three-bedroom family home with well-proportioned rooms throughout
- Large living room with feature fireplace and plenty of natural light
- Generous kitchen/diner ideal for family meals and entertaining
- Modern family bathroom with both bath and shower facilities
- Two double bedrooms with fitted wardrobes plus a versatile third bedroom
- Ample storage space with cupboards on both floors
- Driveway providing off-road parking at the front of the property
- Enclosed private rear garden with lawn, patio and seating areas
- Convenient location close to local schools, shops and transport links
- Excellent potential to personalise and add value

Full Description

This lovely family home offers spacious accommodation across two floors and benefits from both front and rear gardens, making it ideal for comfortable family living. The property is presented with a unique interior style and provides plenty of potential for personalisation.

THE FORE

At the front, the property features a driveway with space for off-road parking, complemented by a neat lawned garden area. The exterior is welcoming and well-kept, providing a pleasant first impression.

GROUND FLOOR

On the ground floor, the entrance hall leads into a bright and generously sized living room, complete with distinctive decor and ample natural light. Towards the rear is a large kitchen/diner, perfectly suited for family meals and entertaining, with direct access to the garden. There is also a cupboard for convenient storage.

LIVING ROOM

15' 2" x 11' 3" (4.62m x 3.43m)

KITCHEN/DINER

8' 10" x 14' 7" (2.69m x 4.44m)

FIRST FLOOR

The first floor comprises three well proportioned bedrooms. Bedroom one and bedroom two both feature fitted wardrobes, offering excellent storage solutions. Bedroom three provides flexibility as a child's bedroom, office, or guest room. The family bathroom is modern, with both bath and shower facilities, making it practical for day-to-day living. A landing cupboard provides additional storage space.



BEDROOM ONE

11' 1" x 8' 1" (3.38m x 2.46m)

BEDROOM TWO

9' 9" x 6' 4" (2.97m x 1.93m)

BEDROOM THREE

9' 5" x 6' 1" (2.87m x 1.85m)

BATHROOM

5' 5" x 6' 2" (1.65m x 1.88m)

THE REAR

To the rear, the property enjoys a delightful garden, mainly laid to lawn with patio and seating areas, offering a perfect setting for outdoor dining and relaxation. The garden is private and enclosed, making it a safe and enjoyable space for children or pets.

The garden also features a custom made bar, a beautiful water fountain and garage access.

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.

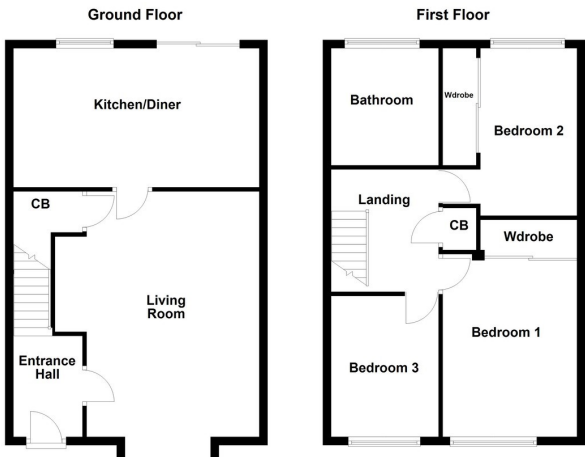
TENURE

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		
69-80	C	72 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