



Ealingham

Wilnecote, Tamworth, B77 4DG

Offers In Region Of £120,000

Property Features

- Spacious two-bedroom flat
- Generous living room with space for lounge and dining areas
- Fitted kitchen with good storage and worktop space
- Two well proportioned bedrooms, offering versatile use
- Family bathroom with bath and shower
- Handy cloakroom off the hall for extra storage
- Large windows throughout, allowing excellent natural light
- Set within a well kept residential block with surrounding greenery
- Ideal for first time buyers, downsizers, or investors
- Convenient location close to local amenities and transport links

Full Description

This spacious two-bedroom flat offers a well-proportioned layout, with plenty of natural light and a practical design. Ideal for first-time buyers, downsizers, or investors, it combines comfortable living space with convenience and functionality.

THE FORE

The flat is located within a well-maintained residential block, surrounded by greenery, giving a sense of privacy and calm while still being within easy reach of local amenities and transport links.

INTERNAL

LIVING ROOM

12' 6" x 14' (3.81m x 4.27m)

Inside, the flat is set across a single level, beginning with a welcoming entrance hall that includes a handy cloakroom for coats and shoes. The generous living room enjoys large windows, filling the space with natural light and providing ample room for both lounge and dining furniture. The kitchen is fitted with storage cupboards, work surfaces, and space for appliances.

There are two good-sized bedrooms, including a larger principal bedroom and a second double, both neutrally decorated and offering flexibility for use as guest accommodation, a home office, or storage. The bathroom is complete with a bath and shower over, WC, and wash basin.

KITCHEN

12' 1" x 5' 8" (3.68m x 1.73m)

BATHROOM

5' 7" x 6' 6" (1.7m x 1.98m)



BEDROOM ONE

11' 1" x 11' 6" (3.38m x 3.51m)

BEDROOM TWO

6' 4" x 11' 5" (1.93m x 3.48m)

CLOAKROOM

6' 2" x 5' 1" (1.88m x 1.55m)

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 leasehold however, prospective buyers are advised to verify the position with their solicitor / legal representative.

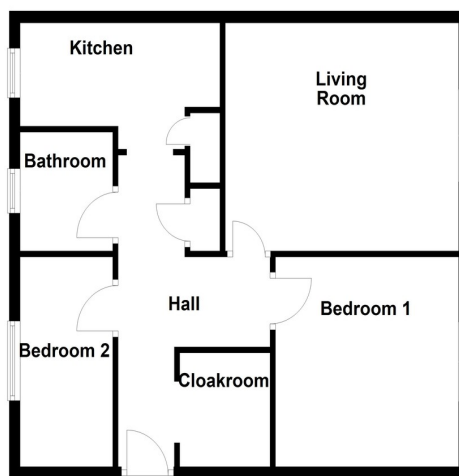
VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 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