



Redwing

Wilnecote, Tamworth, B77 5NR

£255,000

# Property Features

- Semi-detached home in a popular residential area of Tamworth
- Spacious living room with room for comfortable seating and entertainment
- Generous kitchen dining room with good storage and worktop space
- Separate utility room offering additional practicality
- Attached garage providing secure parking or storage
- Three well proportioned bedrooms on the first floor
- Family bathroom with toilet sink and bath with shower
- Private driveway offering off road parking
- Ideal for first time buyers couples or small families
- Rear garden offering space for seating and outdoor enjoyment

## Full Description

This semi detached home in Tamworth offers well presented accommodation that is well suited to first time buyers couples or small families. The layout includes generous ground floor living space along with three bedrooms on the first floor and the added benefit of an attached garage and utility room.

### THE FORE

The property sits in a pleasant residential setting with a private driveway providing off road parking and access to the attached garage. The frontage is neat and inviting offering a positive first impression.

### GROUND FLOOR

The ground floor features a bright living room to the front offering ample space for seating and entertainment. At the rear is a spacious kitchen dining room providing good countertop and storage space with room for a dining table. From the kitchen there is access to a separate utility room adding practicality and further storage. The utility room in turn connects to the garage providing additional versatility.

### LIVING ROOM

14' 9" x 11' (4.5m x 3.35m)

### KITCHEN/DINING ROOM

14' 3" x 8' 6" (4.34m x 2.59m)

### UTILITY ROOM

8' 6" x 6' 5" (2.59m x 1.96m)

### FIRST FLOOR

The first floor provides three bedrooms including a well proportioned main bedroom. The additional bedrooms are well suited to children guests or use as an office or dressing



room. The family bathroom is also positioned on this floor and includes a toilet sink and bath with shower.

#### BEDROOM ONE

11' 7" x 8' (3.53m x 2.44m)

#### BEDROOM TWO

9' 9" x 8' (2.97m x 2.44m)

#### BEDROOM THREE

9' 6" x 6' (2.9m x 1.83m)

#### BATHROOM

6' x 5' 5" (1.83m x 1.65m)

#### THE REAR

The rear garden can offer a practical and enjoyable outdoor space with room for seating and planting. With a little personalisation it can be developed into a comfortable private area for relaxing or entertaining during the warmer months.

#### 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.

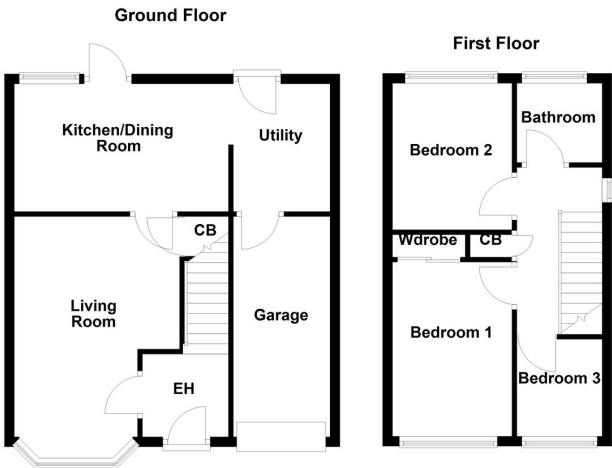
#### TENURE

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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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