



**TAYLOR  
COLE**  
Estate Agents



**Palmerston Avenue**  
Wilnecote, Tamworth, B77 5FE

**£269,950**

# Property Features

- Beautiful three storey property
- Very generous open plan kitchen/dining area to the ground floor
- Convenient ground floor WC
- Living room to the first floor with plenty of natural light and french doors to a juliet balcony
- Bedroom three on first floor with front facing views
- Modern family bathroom to second floor
- Sizeable bedroom one on second floor with fitted wardrobes
- En suite to bedroom one
- Front facing bedroom two on second floor with built-in storage
- Close to transport links, local amenities and schools

## Full Description

This well proportioned three bedroom family home is arranged over three floors and offers generous living space throughout, making it ideal for growing families or buyers looking to personalise a unique property to their own taste.

### THE FORE

To the front, the property is set back behind a sizeable front lawn and directly next to a large parking area.

### GROUND FLOOR

The ground floor of the property comprised of a very generous open plan kitchen/dining area with access to the rear garden and a storage cupboard and a convenient WC.

### OPEN PLAN KITCHEN/DINING ROOM

21' x 15' 2" (6.4m x 4.62m)

### WC

4' 7" x 3' 4" (1.4m x 1.02m)

### FIRST FLOOR

The first floor of the property is comprised of the living room and bedroom three. The living room is very spacious with plenty of natural light and french doors onto a Juliet balcony, while bedroom three is an especially sizeable double with front facing views.

### LIVING ROOM

15' 2" x 10' (4.62m x 3.05m)

### BEDROOM THREE

10' 6" x 8' 5" (3.2m x 2.57m)

### SECOND FLOOR

The second floor is comprised of Bedrooms one and two



and the family bathroom. Bedroom one is served by an en suite shower room and has a built in wardrobe, bedroom two has front facing views and built-in storage. The modern bathroom serves the entire property.

#### BEDROOM ONE

11' 1" x 10' 2" (3.38m x 3.1m)

#### BEDROOM ONE EN-SUITE

7' 2" x 3' 8" (2.18m x 1.12m)

#### BEDROOM TWO

12' 3" x 7' 2" (3.73m x 2.18m)

#### BATHROOM

6' 1" x 5' 5" (1.85m x 1.65m)

#### THE REAR

The property features a private, enclosed rear garden designed for low maintenance. The space is mainly laid with an artificial lawn, providing a neat and usable area throughout the year, along with a paved patio ideal for outdoor seating. Fully fenced, the garden offers a practical and private outdoor space.

#### 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.





8 Victoria Road  
Tamworth  
Staffordshire  
B79 7HL

[www.taylorcole.co.uk](http://www.taylorcole.co.uk)  
sales@taylorcole.co.uk  
01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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