



Smithy Lane,  
Wilnecote, Tamworth, B77 5LB

£175,000

# Property Features

- Mid terraced three bedroom family home
- Spacious and bright living room
- Large kitchen
- Convenient ground floor WC
- Modern fitted shower room
- Three well proportioned bedrooms
- Enclosed low maintenance rear garden
- Ideal for first time buyers or families
- Popular residential location
- Close to local amenities

## Full Description

Situated within a popular and well-established residential area, this spacious three-bedroom mid-terraced property offers an excellent opportunity for families, first-time buyers, or investors seeking a home with generous internal accommodation and practical living space throughout. The property has been thoughtfully arranged across two floors and provides a versatile layout suited to modern day living. Internally, the home benefits from bright and airy accommodation including a spacious lounge, fitted kitchen, downstairs WC, three well-proportioned bedrooms, and a contemporary shower room. The property also boasts excellent storage solutions throughout, helping maximise functionality for family life.

Externally, the home enjoys a pleasant front aspect along with a private enclosed rear garden designed for ease of maintenance and outdoor enjoyment. Offering fantastic potential for personalisation while already providing comfortable accommodation, this property represents an ideal long-term family home within a convenient location close to local amenities, schools, and transport links.

### THE FORE

The property is approached via a neat front lawn and pathway leading to the main entrance, creating an attractive first impression from the outset. The traditional brick-built frontage blends well within the surrounding residential development and offers a welcoming appearance ideal for families and visiting guests alike.

Positioned within a quiet and established setting, the property benefits from a pleasant outlook to the front with ample nearby parking available for residents and visitors. Mature shrubbery and surrounding greenery help soften the streetscape and contribute towards the home's appealing kerb appeal.



## GROUND FLOOR

The ground floor opens into an entrance hallway with access to the staircase and downstairs WC. To the front of the property is a fitted kitchen offering a range of wall and base units, ample worktop space, and room for appliances, with an open feel leading into the main living accommodation. The spacious living room provides an excellent family space with plenty of natural light from the rear-facing patio doors, creating a bright and airy atmosphere throughout. There is also ample room for both lounge and dining furniture, while feature archways and fireplace details add character to the room. Patio doors lead directly onto the rear garden, ideal for indoor-outdoor living and entertaining.

## OPEN LIVING/DINING ROOM

13' 9" x 21' 6" (4.19m x 6.55m)

## KITCHEN

13' 9" x 11' 5" (4.19m x 3.48m)

## WC

2' 6" x 4' 9" (0.76m x 1.45m)

## FIRST FLOOR

To the first floor are three well-sized bedrooms, including a generous principal bedroom with ample floor space. The second bedroom comfortably accommodates additional furnishings, while the third bedroom would suit use as a child's room, guest room, or home office.

Completing the first floor is a modern shower room fitted with a walk-in shower, WC, and wash hand basin, finished in a clean and contemporary style. Additional built-in storage cupboards are also located off the landing.

## BEDROOM ONE

13' 9" x 10' 3" (4.19m x 3.12m)

## BEDROOM TWO

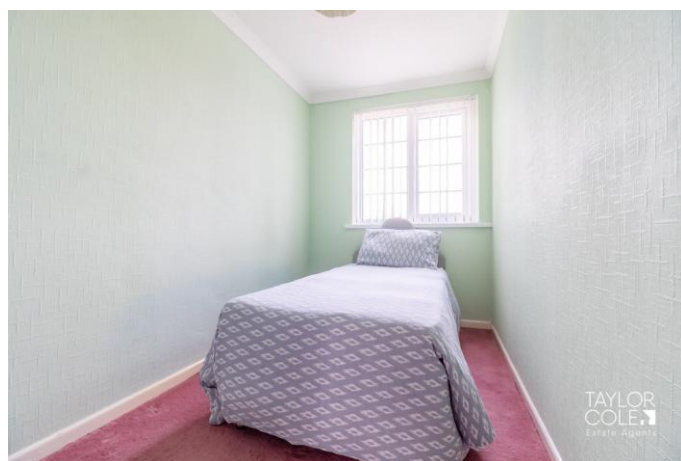
7' 7" x 14' 3" (2.31m x 4.34m)

## BEDROOM THREE

6' x 10' 7" (1.83m x 3.23m)

## SHOWER ROOM

7' 7" x 7' 6" (2.31m x 2.29m)



## THE REAR

Externally, the property enjoys a private enclosed rear garden designed for ease of maintenance, featuring a paved patio seating area, decorative planting, and raised sections ideal for outdoor dining and relaxation. The garden provides a pleasant and secure outdoor space for both families and entertaining guests.

## STORAGE

## 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.



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