TAYLOR COLE
Estate Agent

Hesleden

(Offers In Region Of) £245,000

Wilnecote, Tamworth, , B77 4HR

Property Features

- Three Bedroom Semi-Detached Home
- Spacious Separate Living Room
- Generous Kitchen/Dining Room
- Three Well-Proportioned Bedrooms
- Family Bathroom With Bath, WC and wash basin
- Sizeable garage
- Driveway Providing Off-Road Parking
- Generous Enclosed Rear Garden
- Useful Built-In Storage
- Neutral Interior Offering Scope To Personalise

Full Description

This three-bedroom semi-detached home offers a practical and well-proportioned layout, with generous living accommodation, a garage and a good-sized rear garden. The combination of a separate living room and kitchen/dining room provides plenty of space for everyday family life, while the three bedrooms and family bathroom are arranged across the first floor.
The property is presented in neutral tones throughout, providing a versatile starting point for a new owner to make the home their own. With driveway parking to the front, a garage and useful built-in storage, there is a good balance of living space and practicality.

THE FORE
To the front, the property has a traditional red-brick appearance with a driveway providing off-road parking and access to the garage. Established planting borders the frontage, while a pathway leads towards the entrance.
The garage is a particularly useful addition, offering valuable storage or secure parking. Its position alongside the main accommodation also gives the ground floor a wider overall footprint.

GROUND FLOOR
Inside, the ground floor is centred around two well-sized living spaces. The separate living room is bright and comfortable, with a distinctive angled bay window bringing additional character to the room. The kitchen/dining room provides plenty of space for both cooking and dining, creating a sociable setting for everyday meals.
The fitted kitchen offers a good range of units and work surfaces, with the dining area positioned towards the rear and doors opening directly onto the garden. Useful built-in storage is positioned beneath the stairs.

LIVING ROOM
10' 8" x 15' 5" (3.25m x 4.7m)

KITCHEN/DINING ROOM
13' 1" x 15' 2" (3.99m x 4.62m)

FIRST FLOOR
The first floor provides three bedrooms arranged around a central landing. Bedrooms One and Two are particularly well proportioned, while Bedroom Three provides a useful additional room suitable for a child's bedroom, guest accommodation or home working.
The family bathroom completes the first-floor accommodation and includes a bath, WC and wash basin. Further built-in cupboards across the landing and bedroom areas provide additional storage.

BEDROOM ONE
11' 1" x 11' 5" (3.385m x 3.48m)

BEDROOM TWO
8' 6" x 10' (2.59m x 3.05m)

BEDROOM THREE
6' x 8' 2" (1.83m x 2.49m)

BATHROOM
6' 3" x 7' 2" (1.91m x 2.18m)

THE REAR
The property benefits from a substantial enclosed rear garden, providing plenty of usable outdoor space. A paved area immediately behind the house creates a practical setting for garden furniture, with the remainder offering considerable scope for landscaping and planting to suit the next owner's preferences.
The garden's proportions provide an excellent opportunity to create distinct areas for seating, entertaining and recreation.

GARAGE
7' 4" x 20' 7" (2.24m x 6.27m)

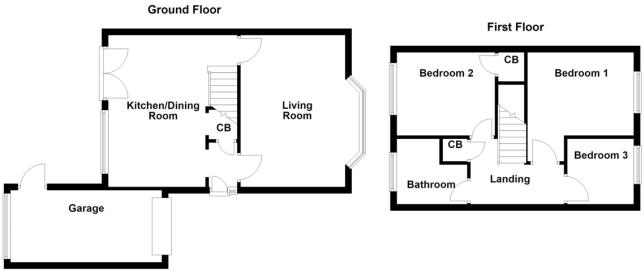
ANTI MONEY LAUNDERING
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

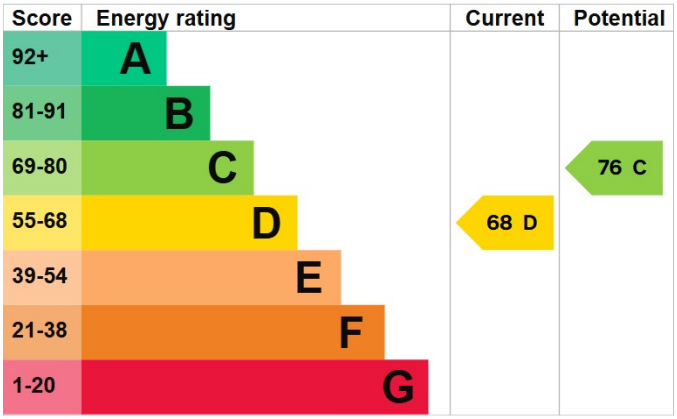
TENURE

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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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