TAYLOR COLE
Estate Agent

Hanlith

(Offers Over) £199,950

Wilnecote, Tamworth, B77 4BP

Property Features

- Two bedroom semi-detached home
- Positioned within a quiet cul-de-sac
- Spacious and bright living room
- Fitted kitchen
- Modern family bathroom
- Attached garage with driveway parking
- Generous corner plot position
- Enclosed rear garden with patio and lawn
- Ideal for first time buyers
- Close to local amenities

Full Description

Situated within a pleasant cul-de-sac position, this well presented semi-detached home offers spacious accommodation throughout, making it an excellent choice for first time buyers, growing families, or investors alike. The property combines practical living spaces with generous bedrooms and a private rear garden, all while benefiting from a convenient residential location close to local amenities, schools, and transport links.

Internally, the home offers a bright living room, a fitted kitchen, two well proportioned bedrooms, and a family bathroom. Externally, the property enjoys driveway parking, an attached garage, and an enclosed rear garden with patio and lawned areas ideal for outdoor entertaining and family use.

THE FORE
The property is positioned on a desirable corner plot with attractive kerb appeal, featuring a neat front lawn alongside a driveway providing off-road parking and access to the attached garage. The brick-built exterior and well-maintained frontage create an inviting first impression, while the cul-de-sac setting offers a quieter residential environment.

A covered entrance leads into the home, with side access available to the rear garden. The generous frontage also provides additional outdoor space compared to many similar homes within the area.

GROUND FLOOR
The ground floor accommodation begins with a welcoming entrance hallway leading through to a spacious living room, offering ample room for both seating and family living. Large windows allow natural light to flow throughout the space, creating a bright and airy atmosphere ideal for everyday

relaxation.

To the front, the fitted kitchen provides a range of wall and base units alongside space for appliances and practical worktop areas. The layout offers direct access to the rear garden, making the space ideal for both family life and entertaining guests.

KITCHEN
7' 3" x 8' 3" (2.21m x 2.51m)

LIVING ROOM
12' 6" x 14' 8" (3.81m x 4.47m)

GARAGE
7' 8" x 21' 2" (2.34m x 6.45m)

FIRST FLOOR
To the first floor, the property offers two well-sized bedrooms, each providing versatile accommodation suitable for family living, guest rooms, or home office use. The principal bedroom benefits from generous proportions, while the remaining bedroom is equally well presented and filled with natural light.

Completing the first floor is the family bathroom, fitted with a modern suite comprising a bath with shower over, wash basin, and WC.

BEDROOM ONE
9' 7" x 11' 6" (2.92m x 3.51m)

BEDROOM TWO
6' x 8' 7" (1.83m x 2.62m)

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

THE REAR
The enclosed rear garden offers a combination of patio and lawned areas, creating an excellent outdoor space for entertaining, children's play, or relaxing during warmer months. Mature greenery and fencing provide a good degree of privacy, while the layout remains easy to maintain.

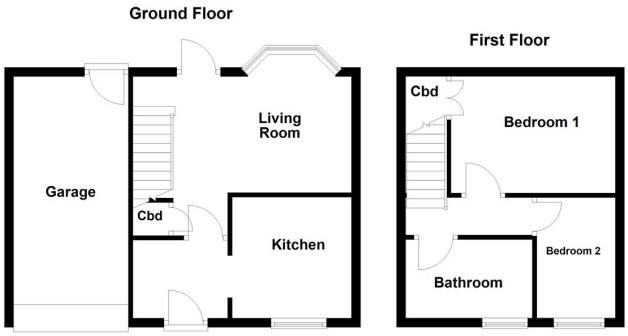
The garden also benefits from access to the garage and side entrance, making it both practical and functional for day-to-day use. The outdoor space complements the internal accommodation well and enhances the overall

appeal of the property.

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