



Willowbank
Tamworth, B78 3LS

£195,000

Property Features

- Two bedroom semi detached home
- Ideal for first time buyers or investors
- Spacious front living room
- Modern fitted kitchen to the rear
- Two well proportioned bedrooms
- Contemporary family bathroom
- Driveway providing off road parking
- Enclosed low maintenance side patio area
- Well presented throughout
- Freehold

Full Description

This well presented two bedroom end terraced home offers a fantastic opportunity for first time buyers, downsizers, or investors alike. The property provides a well balanced layout with a spacious living area, modern kitchen, and two generously sized bedrooms, all finished in a clean and neutral style ready to move straight into.

Situated in a pleasant residential location, the home benefits from a practical layout and low maintenance outdoor space, making it ideal for modern day living. With bright interiors, good proportions throughout, and a welcoming feel, this is a property that combines comfort and convenience.

Please note that the property is freehold however there is a service charge of £1456.38 per year and the ground rent is £5 a year.

THE FORE

The property enjoys an attractive frontage with a driveway providing off road parking. A pathway leads to the front entrance, with a neat lawned area enhancing kerb appeal. The positioning offers a sense of privacy while remaining easily accessible.

GROUND FLOOR

Upon entering, you are welcomed into a spacious living room positioned at the front of the property. This bright and comfortable space benefits from ample natural light and provides plenty of room for both seating and dining if required, making it ideal for relaxing or entertaining. To the rear, the kitchen is well appointed with a range of modern units, work surfaces, and space for appliances. The layout is practical and efficient, with views over the side patio, creating a seamless connection between indoor and outdoor living.



LIVING ROOM

20' 9" x 13' 2" (6.32m x 4.01m)

KITCHEN

5' 1" x 7' 4" (1.55m x 2.24m)

FIRST FLOOR

The first floor offers two well proportioned bedrooms. The principal bedroom is a generous double, while the second bedroom provides flexibility as a guest room, nursery, or home office.

These rooms are served by a modern family bathroom, fitted with a contemporary suite. The landing also provides access to additional storage, enhancing practicality.

BEDROOM ONE

13' 2" x 9' 8" (4.01m x 2.95m)

BEDROOM TWO

5' 1" x 11' 7" (1.55m x 3.53m)

BATHROOM

5' 1" x 7' 7" (1.55m x 2.31m)

THE REAR

To the side, the property benefits from a low maintenance patio area designed for ease of upkeep, providing space for outdoor seating and entertaining.

This outdoor space is ideal for relaxing, with enough room for potted plants or light landscaping to suit individual tastes.

ANTI MONEY LAUNDERING

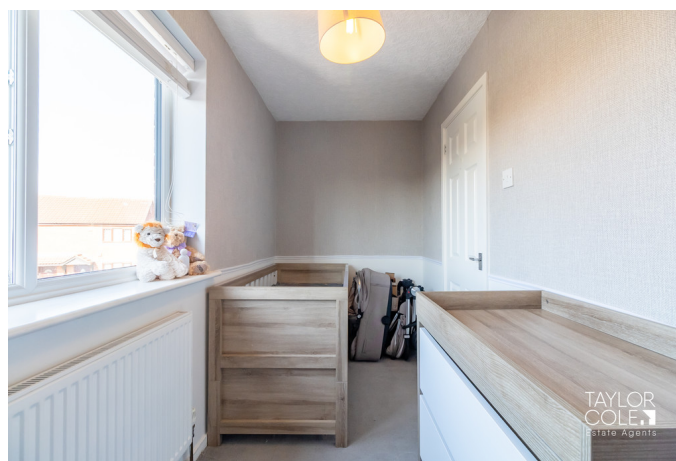
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

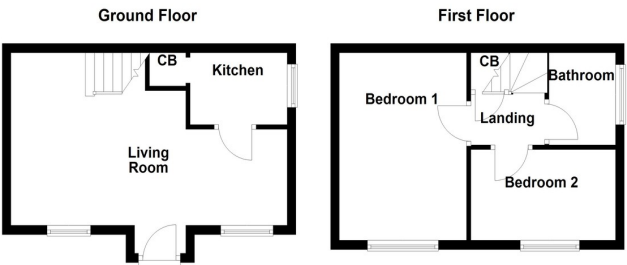
TENURE

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		90 B
69-80	C		
55-68	D		
39-54	E	53 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