



Cheviot

Wilnecote, Tamworth, , B77 4JP

£239,950

Property Features

- Well Presented Two bedroom home
- Integral garage
- Modern kitchen to the front
- Spacious living room
- Conservatory to the rear
- Bedroom one is a spacious double room
- Bedroom two also a double with the ability to use it as a guest room or home office
- Scope to extend the property
- Spacious and private rear garden

Full Description

This well presented two bedroom home offers comfortable and practical living, ideally suited to first time buyers, downsizers, or investors alike. The property benefits from a well balanced layout, with a spacious living room, a separate kitchen, and the added advantage of a bright conservatory to the rear, creating a versatile additional reception space. Externally, the home enjoys a generous rear garden along with a garage, providing both outdoor enjoyment and valuable storage or parking. Positioned within a pleasant residential setting, the property offers a wonderful opportunity to acquire a home that combines everyday convenience with further potential and plenty of scope to extend/enhance the living space.

THE FORE

The property is approached via a driveway, offering off road parking and leading directly to the attached garage. The frontage is neat and well maintained, with a simple and attractive appearance that blends well within the surrounding homes.

A porch provides a practical entrance space, ideal for coats and shoes, while also adding an extra layer of separation from the main living accommodation.

GROUND FLOOR

The ground floor accommodation is well arranged, beginning with a welcoming porch that leads through to the kitchen. The kitchen is fitted with a range of units and offers ample worktop space, with direct internal access to the garage, adding convenience and additional storage options. To the rear, the living room is generously proportioned and filled with natural light, providing a comfortable space for relaxing and entertaining. From here, doors lead into the conservatory, which serves as a versatile second reception area, ideal for dining, sitting, or enjoying views over the



garden throughout the year.

KITCHEN

8' x 7' 2" (2.44m x 2.18m)

LIVING ROOM

16' x 11' 5" (4.88m x 3.48m)

CONSERVATORY

13' 4" x 9' 2" (4.06m x 2.79m)

FIRST FLOOR

Upstairs, the property offers two well proportioned bedrooms, both providing comfortable accommodation with space for furnishings. The principal bedroom is particularly spacious, while the second bedroom is ideal for guests, a child's room, or a home office.

A modern family bathroom completes the first floor, fitted with a contemporary suite and designed to serve both bedrooms efficiently.

BEDROOM ONE

12' 9" x 8' 7" (3.89m x 2.62m)

BEDROOM TWO

8' 3" x 10' 1" (2.51m x 3.07m)

BATHROOM

7' 3" x 6' 9" (2.21m x 2.06m)

THE REAR

The rear garden is a particularly appealing feature of the property, offering a generous and enclosed outdoor space. A paved patio area provides the perfect setting for outdoor dining and entertaining, while the lawn offers space for recreation or gardening.

The garden is bordered by fencing, ensuring privacy and security, and benefits from a pleasant open outlook to the rear, creating an enjoyable and peaceful environment.

GARAGE

7' 5" x 16' (2.26m x 4.88m)

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.

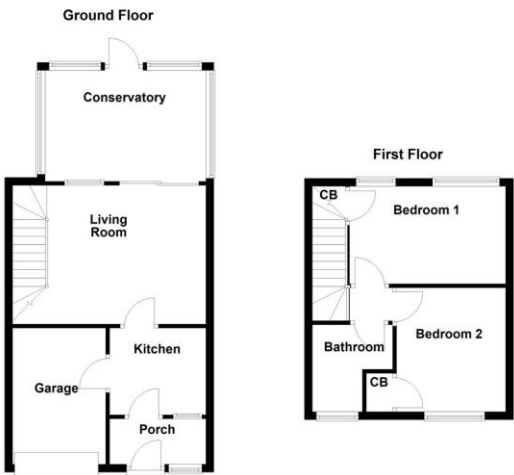


TENURE

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		85 B
69-80	C		
55-68	D	68 D	
39-54	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