



Cottage Walk

Wilnecote, Tamworth, B77 5NB

£180,000

Property Features

- Spacious four bedroom end terrace family home
- End terrace home with lawned front garden
- Generous living room featuring decorative archway and french doors to garden
- Large kitchen/dining room with doors to the garden
- Ground floor WC and sizeable entrance hall
- Four well-proportioned first floor bedrooms
- Principal bedroom with fitted wardrobes
- Family bathroom serving all bedrooms
- Enclosed rear garden with extensive patio area
- Useful detached outbuilding providing additional storage space

Full Description

This spacious four bedroom end terrace home offers generous family accommodation arranged over two floors. Well maintained throughout, the property features a large living room, an open kitchen/dining room, a ground floor WC, four well-proportioned bedrooms and a family bathroom, making it an excellent choice for growing families. The property benefits from an attractive garden, a substantial patio area and a useful outbuilding within the rear garden. Its end position provides an increased sense of space and privacy, while the internal layout offers flexibility for modern family living. This property has no upward chain

THE FORE

The property enjoys an open aspect to the front with lawned gardens extending alongside the home. A pathway leads directly to the entrance door, while a dropped kerb to the frontage provides potential for off-road parking, subject to any necessary consents. The end terrace position provides a greater degree of separation from neighbouring properties and enhances the overall kerb appeal. The frontage creates an attractive first impression, with well-maintained lawns and established residential surroundings. The property's position allows for excellent natural light throughout and contributes to the spacious feel both internally and externally, while the dropped kerb offers added practicality and future potential.

GROUND FLOOR

The accommodation opens into an entrance hall with stairs rising to the first floor and access to a convenient ground floor WC. From the hallway, the property flows into a generously proportioned kitchen/diner and then into a living room positioned to the side, offering an excellent space for everyday family life and entertaining. A decorative archway adds character while helping define the living space without



compromising its open feel.

The kitchen/dining room spans almost the full length of the property and provides a practical and sociable environment. Fitted with an extensive range of units and work surfaces, there is ample room for dining furniture and family gatherings. French doors open directly onto the rear garden from the living room, creating a seamless connection between the indoor and outdoor spaces.

LIVING/DINING ROOM

10' 8" x 20' 6" (3.25m x 6.25m)

KITCHEN/DINER

12' 1" x 14' 1" (3.68m x 4.29m)

WC

2' 9" x 6' 1" (0.84m x 1.85m)

FIRST FLOOR

The first floor is arranged around a central landing providing access to four bedrooms, the family bathroom and useful built-in storage cupboards. The layout has been designed to maximise the available accommodation, making it particularly suited to family occupation.

Bedroom one is a spacious principal bedroom benefitting from fitted wardrobes, while the remaining three bedrooms offer flexible accommodation for children, guests, home working or hobby rooms. The family bathroom is fitted with a suite incorporating a bath, wash hand basin and WC, serving all four bedrooms comfortably.

BEDROOM ONE

14' 2" x 11' 6" (4.32m x 3.51m)

BEDROOM TWO

8' 9" x 11' 1" (2.67m x 3.38m)

BEDROOM THREE

8' 1" x 8' 7" (2.46m x 2.62m)

BEDROOM FOUR

7' 8" x 9' 2" (2.34m x 2.79m)

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m)

THE REAR

The rear garden has been designed with both relaxation and practicality in mind. A substantial paved patio provides an



ideal setting for outdoor dining, entertaining and enjoying the warmer months, while the adjoining lawn offers additional space for recreation and family activities. Positioned within the garden is a useful outbuilding providing valuable storage or potential for a variety of ancillary uses. Enclosed boundaries help create a private environment, and the overall size of the plot complements the generous internal accommodation, making the outdoor space a particularly appealing feature of the home.

SHED

Unable to get measurements

ANTI MONEY LAUNDERING

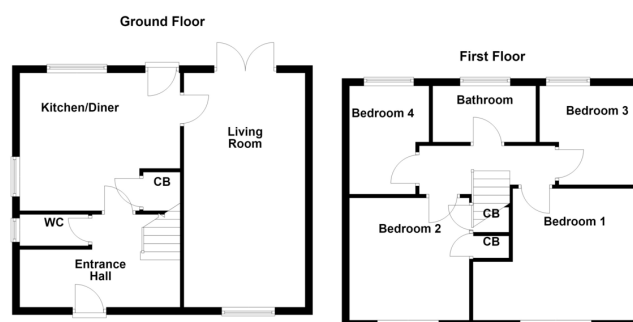
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

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