



Loughshaw

Wilnecote, Tamworth, B77 4LY

£210,000

Property Features

- Two bedroom semi detached home
- Located in Loughshaw, Wilnecote
- Stylish open plan living room and kitchen
- Modern and well presented throughout
- Bright and spacious ground floor layout
- Two well proportioned bedrooms
- Contemporary family bathroom
- Driveway providing off road parking
- Generous enclosed rear garden
- Ideal for first time buyers or investors

Full Description

This beautifully presented two bedroom semi detached home, situated in the popular Loughshaw area of Wilnecote, offers stylish and contemporary living throughout, making it an ideal purchase for first time buyers, downsizers, or investors. Thoughtfully updated and well maintained, the property benefits from a modern open plan layout on the ground floor, creating a bright and sociable living environment perfectly suited to modern lifestyles.

The home combines practicality with comfort, featuring well proportioned bedrooms, a modern family bathroom, and a generous rear garden. With off road parking and a convenient location close to local amenities, transport links, and schooling, this property provides an excellent opportunity to acquire a move in ready home in a sought after residential setting.

THE FORE

To the front, the property enjoys a neat and attractive kerb appeal, with a driveway providing off road parking. The semi detached position allows for a pleasant sense of space, while the surrounding residential setting offers a quiet and family friendly environment.

A pathway leads to the entrance, with the frontage designed for ease of maintenance while still offering a welcoming approach to the home.

GROUND FLOOR

Upon entering, you are welcomed into a hallway with stairs rising to the first floor and access into the main living space. The ground floor has been thoughtfully opened up to create an impressive open plan living room and kitchen, providing a versatile and contemporary space ideal for both relaxing and entertaining.

The living area is bright and inviting, with ample room for seating and a feature wall adding a modern focal point. The



kitchen is well fitted with a range of units and work surfaces, offering both style and functionality, while natural light flows through the space enhancing the overall sense of openness.

OPEN PLAN LIVING ROOM/KITCHEN

13' 2" x 21' 5" (4.01m x 6.53m)

FIRST FLOOR

The first floor comprises two well proportioned bedrooms, including a spacious principal bedroom and a second bedroom that would be ideal for guests, a nursery, or a home office. Both rooms are light and airy, benefiting from good natural light and practical layouts.

The accommodation is completed by a modern family bathroom, fitted with a clean and contemporary suite, providing a comfortable and functional space for everyday use.

BEDROOM ONE

12' 5" x 10' 9" (3.78m x 3.28m)

BEDROOM TWO

6' 9" x 9' (2.06m x 2.74m)

BATHROOM

6' 1" x 6' (1.85m x 1.83m)

THE REAR

To the rear, the property boasts a generous enclosed garden, mainly laid to lawn and offering excellent space for outdoor living. The garden provides a safe and private environment, ideal for families, pets, or those who enjoy spending time outdoors.

There is ample room for seating and entertaining, along with space for further landscaping if desired. The garden is bordered by fencing, creating a defined and secure outdoor area.

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.

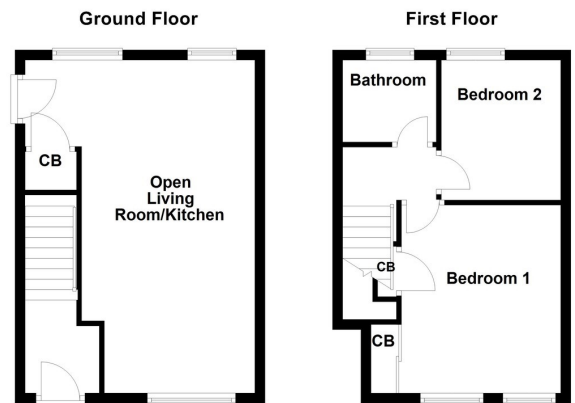
TENURE

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	72 C	
55-68	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