



Kingfisher, Wilnecote, TAMWORTH

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Property Description

Occupying a pleasant position within this popular residential location, this well-presented three-bedroom semi-detached home offers comfortable and practical accommodation ideal for first-time buyers, young families, or investors alike.

The property is approached via an entrance hall which leads into a spacious and welcoming lounge featuring a distinctive bay window that floods the room with natural light and creates an attractive focal point. To the rear, the lounge opens into a dining area with direct access to the garden, providing an excellent space for both everyday family living and entertaining guests. Adjacent to the dining area is a fitted kitchen, thoughtfully arranged with a range of storage units and work surfaces.

On the first floor, the landing provides access to three bedrooms and a modern shower room. The principal bedroom is a generous double overlooking the front aspect, while the second bedroom also offers comfortable accommodation with views to the rear. The third bedroom is ideal as a nursery, home office, or child's bedroom, adding flexibility to suit a variety of needs. Completing the accommodation is a contemporary shower room fitted with a walk-in shower enclosure, wash basin, and WC.

Externally, the property benefits from front and rear gardens, with the rear garden providing a private outdoor space for relaxation, family activities, or alfresco dining.

Lounge

Double glazed bay window to the front, radiator and open archway to dining area.

Dining Area

French doors opening out on to the garden and door to the kitchen.

Kitchen

Double glazed window to the rear, a range of wall and base units with worktops over, sink and drainer unit, oven and hob and space for appliances.

Bedroom One

Double glazed window to the front, radiator and built in wardrobe.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the front and radiator.

Bathroom

Double glazed window to front, walk in shower, low level W.C and wash hand basin.

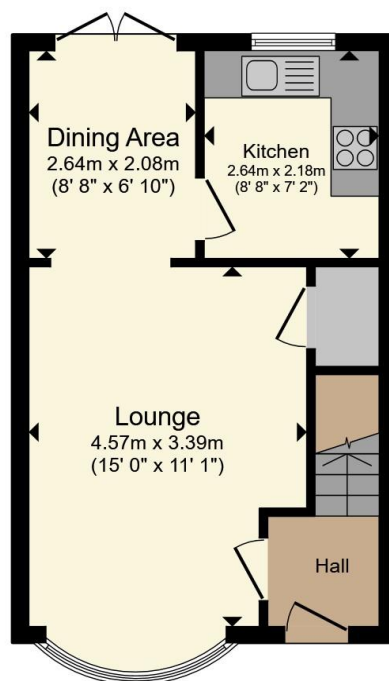
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Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

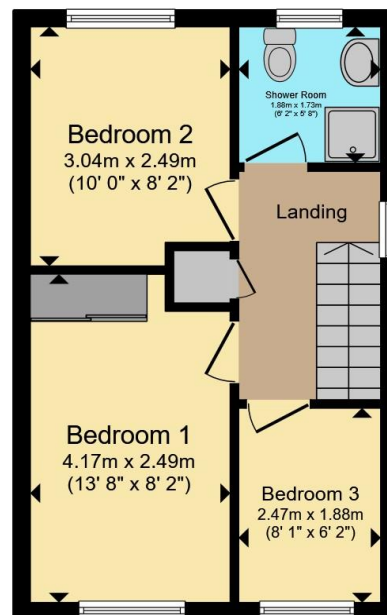








Ground Floor



First Floor

Total floor area 64.7 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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