



Ealingham

Wilnecote, Tamworth, B77 4DG

(Offers Over) £185,000

Property Features

- Three-bedroom mid-terraced family home.
- Two spacious reception rooms.
- Bright living room with feature fireplace.
- Separate dining room overlooking the rear garden.
- Fitted kitchen with excellent potential to modernise.
- Convenient ground floor WC.
- Two generous double bedrooms plus a versatile third bedroom.
- Family bathroom and additional landing storage.
- Well-maintained rear garden with patio and lawn.
- Popular residential location ideal for families and first-time buyers.

Full Description

This well-presented three-bedroom mid-terraced home offers spacious and versatile accommodation, ideal for families, first-time buyers or those looking to upsize. With two generous reception rooms, a ground floor WC and a well-maintained rear garden, the property provides a practical layout with excellent potential in a popular residential setting.

THE FORE

The property is set back from the road with a neatly maintained front garden and pathway leading to the entrance. Mature hedging adds a degree of privacy, creating an attractive and welcoming first impression.

GROUND FLOOR

The entrance hall provides access to the main living accommodation and includes useful built-in storage along with a convenient ground floor WC.

To the rear of the property is a bright and spacious living room, featuring a central fireplace which creates a cosy focal point. This room offers ample space for seating and is ideal for relaxing or entertaining.

Off to the side is a separate dining room that enjoys views over the garden and provides plenty of space for family dining or hosting guests, with direct access through to the kitchen.

The kitchen is fitted with a range of wall and base units, offering generous worktop space and room for appliances. It provides practical functionality with potential for modernisation or reconfiguration, subject to requirements.

LIVING ROOM

12' 2" x 11' 5" (3.71m x 3.48m)

DINING ROOM



12' 2" x 8' 8" (3.71m x 2.64m)

KITCHEN

11' 6" x 8' 8" (3.51m x 2.64m)

WC

5' 8" x 2' 9" (1.73m x 0.84m)

FIRST FLOOR

The first floor comprises three well-proportioned bedrooms. The main bedrooms one and two are both generous double rooms, while bedroom three offers flexibility as a child's room, guest room or home office.

The family bathroom is fitted with a bath, wash basin and WC, serving all three bedrooms. A storage cupboard on the landing adds further practicality.

BEDROOM ONE

13' 3" x 9' 8" (4.04m x 2.95m)

BEDROOM TWO

11' 5" x 10' 2" (3.48m x 3.1m)

BEDROOM THREE

9' 8" x 7' (2.95m x 2.13m)

BATHROOM

6' 8" x 6' (2.03m x 1.83m)

THE REAR

The rear garden is mainly laid to lawn with established planting borders and a patio seating area, ideal for outdoor dining and entertaining. A garden shed provides additional storage, a summerhouse provides additional seating opportunities and the space offers plenty of room for children to play or for further landscaping if desired.

SUMMERHOUSE

5' 5" x 5' 4" (1.65m x 1.63m)

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

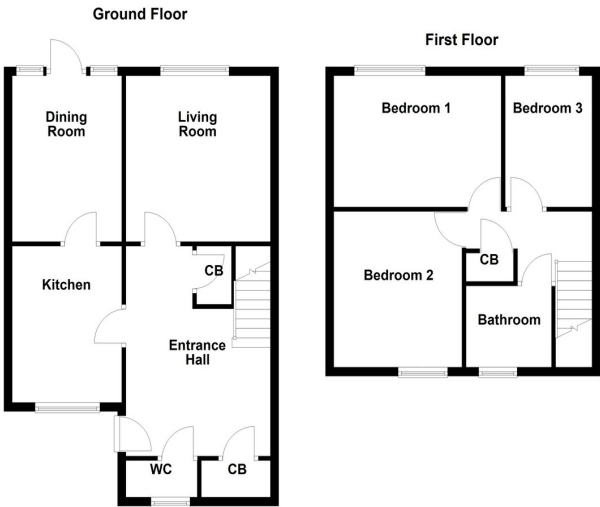
We have been advised that this property is freehold



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		
69-80	C		76 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