



Sykesmoor

Wilnecote, Tamworth, Staffordshire, B77 4LE

Offers in the Region of £195,000

# Property Features

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- Semi Detached Property in Popular Residential Development
- Entrance Hall
- Lounge
- Kitchen
- Bedroom One with Fitted Wardrobe
- Second Bedroom and Bathroom
- Driveway
- Rear Garden
- No Onward Chain
- Freehold Upon Completion

## Full Description

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Taylor Cole Estate Agents are pleased to offer 'for sale' this two bedroom semi-detached property located within this popular residential development. The property offers a fantastic opportunity for first time buyers, downsizers and investors alike.

### GROUND FLOOR

The home begins with an inviting entrance hall hosting stairs leading to the first floor landing. A well-proportioned lounge offers ample space to accommodate a range of freestanding lounge furnishings with built-in feature fire surround and bright double glazed window overlooking the front aspect, with a spacious kitchen residing at the rear of the property and occupying the full width of the home, offering a wealth of working surfaces supplemented by matching units throughout, with illuminating windows offering outlooks onto the rear garden and built in cupboard providing convenient storage space under the stairs, with door out onto the side aspect and the rear garden.

### ENTRANCE HALL

### LOUNGE

13' 9" x 9' 11" (4.19m x 3.02m)

### KITCHEN

13' 4" x 7' 8" (4.06m x 2.34m)





## FIRST FLOOR

To the first floor, the property has two bedrooms with bedroom one having fitted wardrobe and useful fitted storage cupboard. The bathroom features a panelled bath, pedestal hand wash basin and close coupled WC, with natural light filtering through the UPVC double glazed window.

## BEDROOM ONE

12' 6" x 10' 3" (3.81m x 3.12m)

## BEDROOM TWO

8' 11" x 7' 0" (2.72m x 2.13m)

## BATHROOM

5' 10" x 5' 10" (1.78m x 1.78m)

## OUTSIDE

The ample sized rear garden is mainly laid to lawn with fencing to borders and provides space for relaxation and entertaining.

## 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.

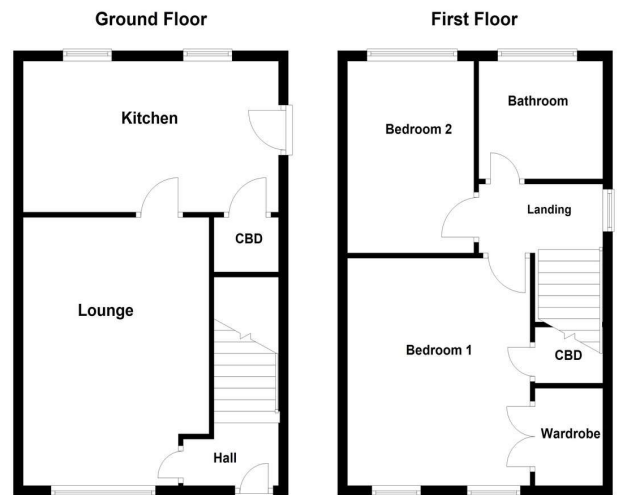
## TENURE

We have been advised that this property will be freehold upon completion, 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	60   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 and 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