



Russell Close
Wilnecote, Tamworth, B77 5FF

£250,000

Property Features

- Three Bedroom Townhouse
- Spacious Lounge
- Matching Kitchen
- Guest Cloakroom
- Master Bedroom with En Suite
- Two Further Bedrooms
- Family Bathroom
- Rear Garden
- Single Garage & Allocated Parking Spot
- Freehold

Full Description

Welcoming to the market this well positioned and deceptively spacious three bedroom family home set within a most pleasant cul de sac, bursting with potential throughout and offered with no onward chain.

GROUND FLOOR

Stepping inside, the property opens up with a bright and inviting reception hallway, serving as a connector to all ground floor accommodation alongside a guest cloakroom and stairs off to the first floor landing, with spacious lounge positioned to the rear of the home and a modern kitchen overlooking the front aspect with a matching range of modern units.

LOUNGE

17' 7" x 12' 6" (5.37m x 3.82m)

KITCHEN

8' 7" x 5' 6" (2.62m x 1.69m)

GUEST CLOAKROOM

FIRST FLOOR

Ascending to the first floor, the property boasts two well sized bedrooms offering comfortable proportions for a range of bedroom furniture and providing versatile accommodation options. A matching three piece family bathroom compliments the ensemble.

BEDROOM TWO

12' 5" x 11' 5" (3.80m x 3.49m)

BEDROOM THREE

12' 6" x 8' 5" (3.82m x 2.58m)



SECOND FLOOR

Reaching the pinnacle of the home, a superb main bedroom effortlessly occupies the space with generous proportions alongside a dressing area and en suite complimenting the space, with natural light beaming in courtesy of 'Velux' windows.

BEDROOM ONE

18' 11" x 12' 6" (5.77m x 3.83 (Max)m)

EN SUITE

6' 1" x 5' 8" (1.86m x 1.75m)

THE REAR

The rear garden presents a wonderful blank canvas currently consisting of slab paved patio leading onto a stepped lawn with secure timber fencing to all boundaries.

GARAGE

ANTI MONEY LAUNDERING

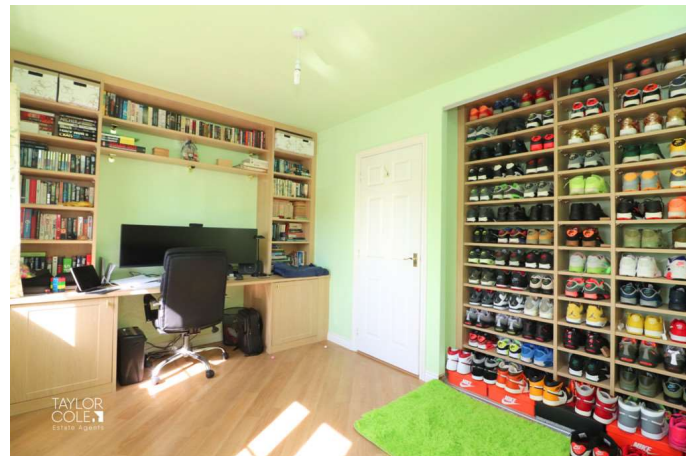
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

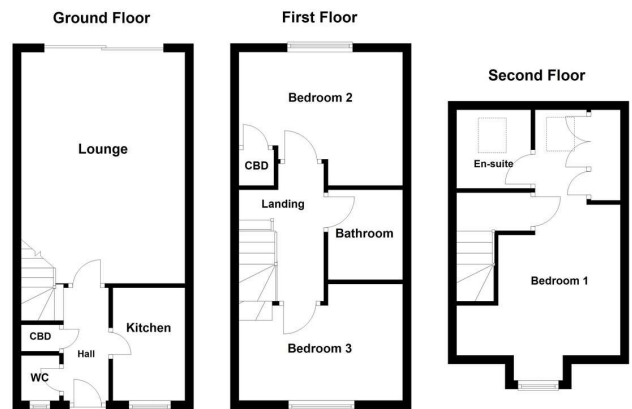
TENURE

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		89 B
69-80	C	76 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